

## Room Sizes

### Entrance Porch

### Living Room

16'08 x 13'06

### Dining Room

16'08 x 10'03

### Kitchen

8'01 x 5'10

### Bedroom One

12'04 x 9'10

### Bedroom Two

9'10 x 10'09

### Bedroom Three

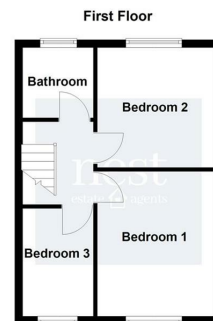
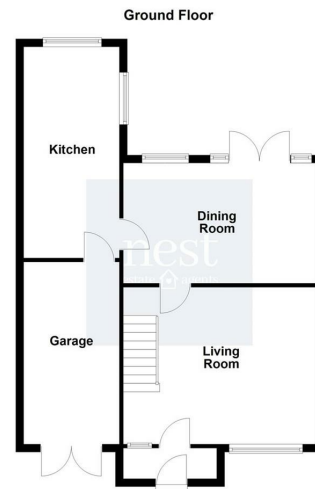
6'07 x 9'11

### Bathroom

6'06 x 6'01

### Garage

8'01 x 16'09



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Tudor Drive, Cosby, Leicester LE9 1TU

£269,950

# The Story Begins

- Semi-Detached Home
- Entrance Porch
- Spacious Living Room
- Dining Room With French Doors Onto The Garden
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Integrated Garage & Off Road Parking
- Freehold EPC - TBC Council Tax Band - B

# Location Is Everything

Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, post office, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



# Inside Story

This well-proportioned extended three-bedroom family home offers fantastic potential for buyers looking to put their own stamp on a new nest. Lovingly cared for but in need of some updating an early viewing comes recommended. Upon entering, you are welcomed by an entrance porch leading into a bright and spacious living room, filled with natural light. This inviting space flows effortlessly into the dining room, creating an ideal layout for both everyday living and entertaining. The dining area is further enhanced by French doors opening out onto the rear garden. The kitchen is fitted with a range of base and wall units and provides space for an oven and hob, as well as plumbing for a washing machine and dishwasher. There is also convenient internal access to the garage, which can additionally be accessed from the front of the property. Upstairs, the property offers two double bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a well-proportioned single bedroom currently used as a study. The family bathroom is fitted with a bath and overhead shower, wash basin, and WC. Externally, the rear garden is well maintained and predominantly laid to lawn, complemented by a patio seating area, perfect for outdoor dining and relaxing. To the front, the property benefits from off-road parking. This property represents an excellent opportunity for first-time buyers, families, or investors alike, and early viewing is highly recommended.

