



## 23 Cosby Road, Leicester, LE19 2HG

**Offers Over £299,950**

A beautifully presented three-bedroom Victorian semi-detached home, situated in the highly sought-after South Leicestershire village of Littlethorpe.

This charming property has been tastefully updated and meticulously maintained by the current owners, offering spacious and versatile accommodation throughout. The accommodation briefly comprises, three reception rooms, a refitted modern kitchen, and a convenient ground floor WC.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom. In addition, the loft space has been thoughtfully converted to provide a generous third bedroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden, along with two useful brick-built outbuildings.

### Sitting Room

With a window to the front aspect and a feature fireplace. Radiator.

### Dining Room

With a window to the side aspect, doors off rising to the first floor and a feature fireplace. Radiator.

### Refitted Kitchen

With a side-aspect window and a door leading outside, the kitchen has been refitted with a modern range of eye- and base-level units with quartz work surfaces over. Integrated appliances include a double electric oven, gas hob with extractor hood over, dishwasher, fridge/freezer, and washer-dryer. Radiator.

### Garden Room

A further versatile living space with a Velux window and double opening French doors onto the rear garden. Radiator.

### Ground Floor Wc

Fitted with a low level w/c and wash basin with storage under.

### First Floor Landing

With doors off to all first floor accommodation, and stairs off rising to the second floor.

### Bedroom

With a window to the front aspect. Radiator.

### Bedroom

With a window to the rear aspect, fitted storage cupboard, and a radiator.

### Bathroom

With a window to the rear aspect, fitted with a low level w/c, wash basin with storage under, a freestanding bath, a shower enclosure. Heated towel rail/radiator.

### Second Floor Bedroom

With dual aspect windows, a further large bedroom with eaves storage.

### Outside

The enclosed and low-maintenance rear garden is laid to a combination of pavings and ornamental gravel with well-stocked surrounding borders.

### 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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

### Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the

entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

### Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

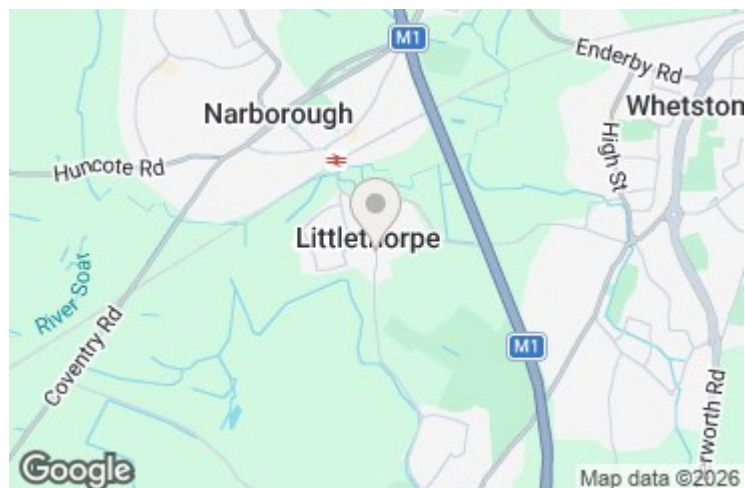
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

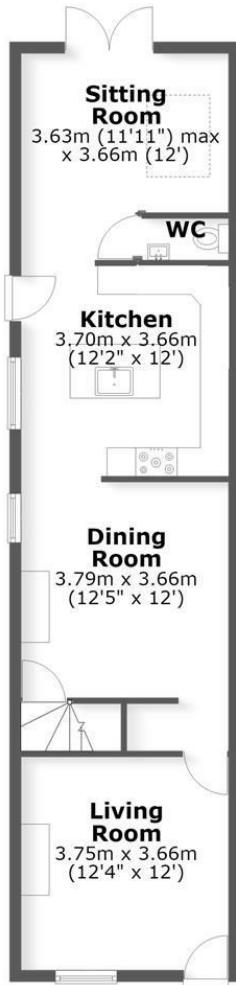
### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



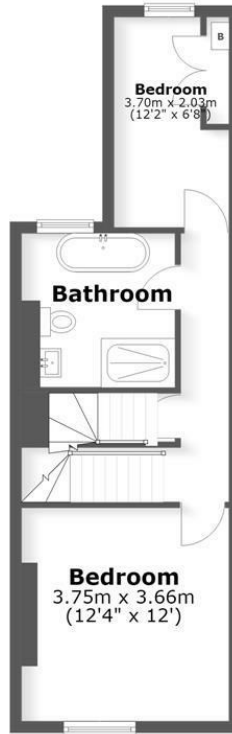
## Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



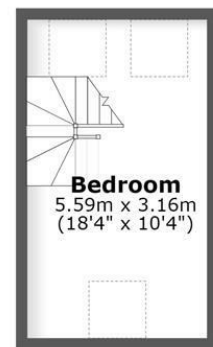
## First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



## Second Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 115.8 sq. metres (1246.0 sq. feet)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary energy efficient - lower running costs				Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			69	79			