

## Room Sizes

### Entrance Hall

### Downstairs Cloakroom

### Kitchen

8 x 9'6

### Dining Area

7'1 x 6

### Lounge

10'01 x 16'7

### First Floor Landing

### Bedroom One

10'05 x 10'1

### Dressing Room ( Bedroom Three )

6'7 x 7'3

### Ensuite

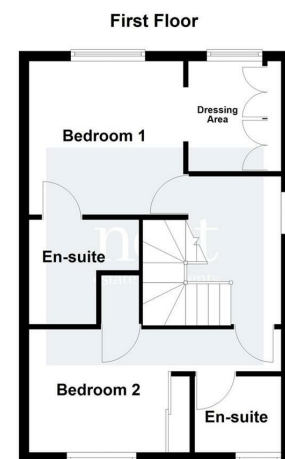
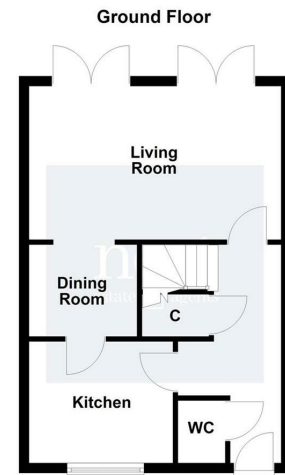
4'5 x 6'11

### Bedroom Two

8'05 max x 17'09 max 10'8 min

### Ensuite

5'8 x 5'01



Bakery Close, Cosby, Leicester LE9 1ZP

Price Range £250,000

**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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Call us on 0116 2772277 for free advice.

**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.

# The Story Begins

- Fabulous Semi Detached Home
- Entrance Hall
- Downstairs Cloakroom
- Fitted Kitchen
- Dining Area
- Lounge
- Two Bedroom With Two En suites & Dressing Room ( Bedroom Three )
- Courtyard Garden
- Off Road Parking
- Freehold EPC rating b/c Council Tax Rating B - Price Guide £250,000 - £260,000

# Location Is Everything

Set in a Cul de sac location, this wonderful apartment is positioned in the village centre. 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, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



# Inside Story

This delightful semi-detached home offers an exceptional opportunity for buyers seeking a property that combines comfort, style, and practicality in equal measure. Originally built as a three-bedroom house, the previous owners have thoughtfully reconfigured the layout to create a spacious and beautifully presented two-bedroom home, offering generous living accommodation throughout.

Upon entering the property, you are welcomed by a bright and inviting entrance hall, which immediately sets the tone for the rest of the home. There is the added benefit of useful built-in storage, along with a convenient downstairs cloakroom fitted with a low-level WC and wash hand basin. The kitchen is well-appointed with a range of wall and base units, providing ample storage and workspace for day-to-day living. It also benefits from plumbing for a washing machine, a built-in oven, and a pleasant outlook over the front aspect, allowing plenty of natural light to flood the room and create a bright, functional environment. A separate dining area offers the perfect setting for family meals, entertaining friends, or hosting special occasions. This leads through to the generously proportioned lounge, a wonderfully bright and welcoming space, French doors open directly onto a charming courtyard garden, creating a seamless connection between the indoor and outdoor spaces and making it ideal for al fresco dining or enjoying a morning coffee.

To the first floor, the property continues to impress with two spacious double bedrooms and a separate dressing room. ( originally bedroom three ) The master bedroom is particularly generous in size and features its own ensuite bathroom as well as an adjoining dressing room, which was originally the third bedroom and could offer flexibility for those wishing to revert the property back to its original layout. Off road parking finishes this wonderful home. Price Guide £250,000 - £260,000

