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nest
ESTATE AGENTS

Room Sizes

Entrance Porch

Living Room
14'07 x 13'09

Kitchen & Dining Area
14'08 x 19'03

Downstairs Shower Room
6'05 x 4'06

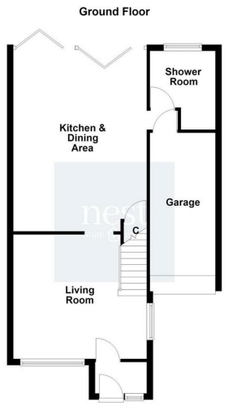
Bedroom One
7'11 x 13'09

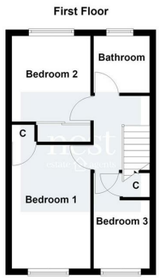
Bedroom Two
8'02 x 9'01

Bedroom Three
10'08 max x 5'11 max

Bathroom
6'02 x 6'02

Garage
6'10 x 16'07





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
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
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.

Tudor Drive, Cosby, Leicester LE9 1TU

£320,000

The Story Begins

- This impressive extended family home is beautifully positioned in the sought-after village of Cosby.
- The property is approached via a charming five-bar gate, opening onto a generous driveway with off-road parking and access to the garage.
- The welcoming entrance hall leads into a bright and inviting living room, styled with a contemporary modern feel.
- he extended family living kitchen is the heart of the home, offering a superb open-plan space for cooking, dining and relaxing
- The downstairs shower room provides a practical and stylish addition, ideal for busy family living and visiting guests.
- Upstairs, there are three well-proportioned bedrooms, each offering comfortable space for family members, guests or home working.
- The family bathroom is fitted with a modern suite, serving the bedrooms and completing the first-floor accommodation.
- Outside, the enclosed rear garden is mainly laid to lawn, offering a lovely space for children, pets and outdoor entertaining.
- Absolutely stunning home, Be First To View Call nest on 0116 2772277.
- Freehold Council Tax tbc (Blaby Council) EPC rating tbc

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

Prepare to be impressed by this wonderful extended family home, beautifully positioned in the sought-after village of Cosby. From the moment you arrive, the property creates a fantastic first impression, approached via a charming five-bar gate which opens onto a generous front driveway providing off-road parking and access to the garage. Stepping through the front door, you are welcomed into the entrance hall, which leads into a bright and inviting living room. This lovely space is filled with natural light and has been styled with a contemporary, modern feel, creating an immediate sense of warmth and sophistication. The staircase rises to the first floor.

Flowing through to the heart of the home, the family living kitchen is a truly impressive space and one that is sure to wow. Designed with modern family life in mind, the kitchen offers a wealth of wall and base units, complemented by integrated appliances including a double oven and dishwasher, along with plumbing for a washing machine. The centre island is a real focal point of the room and offers far more than just preparation space, doubling beautifully as a dining area where family meals, morning coffees and evenings with friends can all be enjoyed. The open-plan family area provides plenty of space for a sofa, making this a wonderfully sociable room where cooking, dining and relaxing all come together. Bi-fold doors open directly onto the garden, allowing the inside and outside spaces to connect perfectly. Completing the ground floor is a stylish downstairs shower room, a practical and highly desirable addition to this already impressive homeo the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation for family living, guests or home working. The family bathroom serves the first floor and completes the internal layout.

Externally, the rear garden is mainly laid to lawn and fully enclosed, creating a safe and private space.