

## Room Sizes

### Entrance Hallway

### Downstairs WC

5'4" x 2'7"

### Living Room

14'6" x 13'7"

### Dining Area

9'7" x 7'0"

### Kitchen

10'1" x 7'2"

### Conservatory

14'6" x 9'7"

### Bedroom One

11'5" x 8'1"

### Bedroom Two

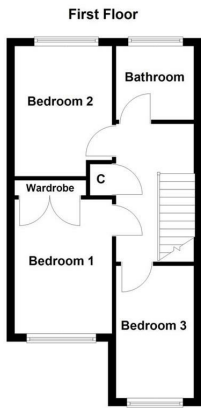
10'10" x 8'1"

### Bedroom Three

11'0" x 6'9"

### Family Bathroom

6'5" x 6'1"



**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.

Horseshoe Close, Cosby, Leicester LE9 1TP

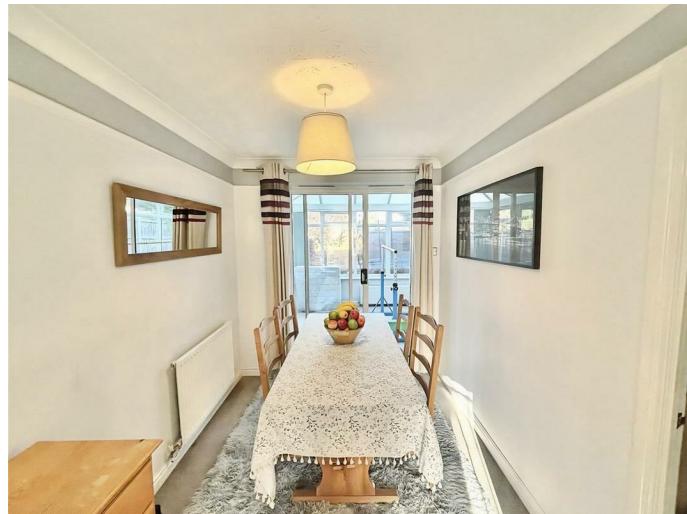
£269,999

# The Story Begins

- Link Detached Family Home
- Sought After Village Location
- Well Presented Throughout
- Entrance Hall & Downstairs WC
- Lounge & Dining Area
- Kitchen & Upvc Conservatory
- First Floor Landing & Family Bathroom
- Three Bedrooms
- Off Road Parking & Garage
- Freehold EPC Rating - TBC & Council Tax Band - C

# 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, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



# Inside Story

This well-presented detached home, linked by the garage, is ideally located within close proximity to the local primary school and park — making it a perfect choice for families. Positioned at the head of a quiet cul-de-sac, the property offers both parking and a garage. An internal viewing is highly recommended to fully appreciate what this lovely home has to offer.

Entering through the hallway, you're greeted by a staircase rising to the first floor and access to a handy downstairs WC. The lounge has a cosy and welcoming feel, with a window to the front elevation and a square archway leading through to the dining area.

The kitchen is fitted with a range of shaker-style wall and base units complemented by a contrasting work surface and sink drainer. Integrated appliances include a dishwasher, fridge freezer, oven, hob, and extractor fan. A fantastic addition to the property is the conservatory — a versatile space that can be used as a playroom, home office, or simply a relaxing spot to unwind.

Upstairs, the landing provides access to a storage cupboard and the loft. There are three bedrooms in total: two spacious doubles and a comfortable single. The family bathroom features a modern white suite comprising a pedestal wash hand basin, low-level WC, and a bath with overhead shower.

Outside, the rear garden is enclosed with wall and fence boundaries, mainly laid to lawn with a patio area ideal for outdoor dining, plus a garden shed for additional storage.

