

22a Cross Street, Enderby LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

www.nestegg-properties.co.uk

NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrane Hall

Lounge

15'04 x 11' (4.67m x 3.35m)

Dining Room

15'04 x 6'11 (4.67m x 2.11m)

Kitchen

15'04 x 6' (4.67m x 1.83m)

Downstairs Bathroom

8' x 5'04 (2.44m x 1.63m)

Landing

Bedroom One

11'01 x 11'11 (3.38m x 3.63m)

En Suite WC

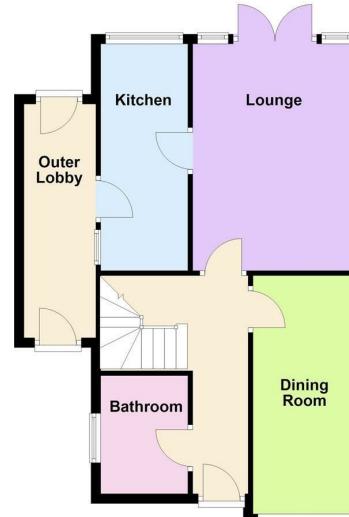
5'03 x 6'01 (1.60m x 1.85m)

Bedroom Two

11'06 x 11'02 (3.51m x 3.40m)

Bedroom Three

11'03 x 6' (3.43m x 1.83m)



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 22a Cross Street, Enderby, LE19 4NJ

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FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

4 Park Close, Cosby, LE9 1RP

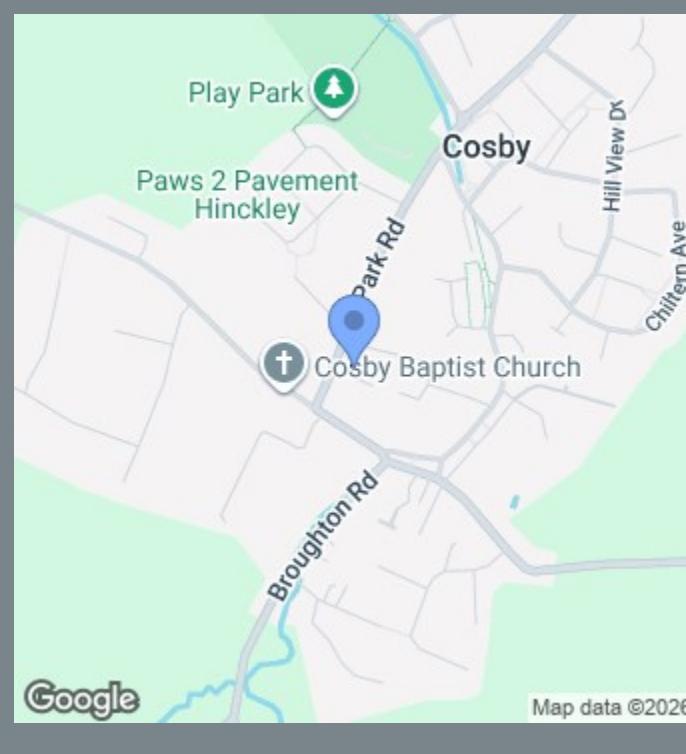
Offers Over £250,000

OVERVIEW

- Lovely Family Home In Cul De Sac
- Village Location & No Onward Chain
- Entrance Hall & Lounge
- Kitchen & Dining Room
- Downstairs Bathroom
- Three Bedrooms
- En Suite Wc To Primary
- Driveway & Rear Garden
- Internal Viewing Advised
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Park Close in Cosby is a peaceful cul-de-sac set within one of the village's most desirable locations, offering a warm community feel and excellent local amenities. Families are well served by Cosby Primary School and Brockington College, both highly regarded in the area. The village is rich in green spaces, with parks, playing fields and beautiful countryside walks close by—perfect for families, dog owners & anyone who loves the outdoors. Cosby is also known for its fantastic community spirit, brought to life each year by events such as the Cosby Yarn Bomb, where the village is transformed with incredible knitted displays, and the much-loved Cosby Duck Race, a fun family event that draws visitors from near and far. Day-to-day convenience is excellent too, with independent shops, a popular bakery, cafés, pubs & essential services right in the village. Transport links are strong, with regular bus services into Leicester, easy access to the M1 and M69, and Narborough train station just a short drive away for commuters.



THE INSIDE STORY

Tucked away in a peaceful cul-de-sac within the beautiful village of Cosby, this lovely family home offers a wonderful opportunity for those seeking a spacious property with charm and character, and the added benefit of no onward chain. A driveway to the front provides convenient off-road parking, while the welcoming hallway leads you into the home. The dining room, with its large front-facing window, is a bright and sociable space ideal for family meals or entertaining guests. The lounge offers a cosy and relaxing atmosphere, featuring an attractive fireplace as its focal point and patio doors that open directly onto the rear garden, allowing natural light to fill the room. The kitchen has a delightful cottage feel, fitted with ample cabinetry and generous work surfaces, creating both a practical and stylish area for cooking and day-to-day living. Completing the ground floor is a well-appointed bathroom fitted with a three-piece suite, including a bath with shower over, wash hand basin, and WC. Upstairs, the landing leads to three comfortable bedrooms, each offering a welcoming retreat, with the main bedroom benefiting from an en suite WC for added convenience. To the rear of the property, an outer lobby provides useful storage space and access into the garden. The garden itself is a particular highlight—well established and beautifully stocked with mature shrubs and bushes, offering both privacy and colour throughout the seasons. A patio area provides the perfect spot for outdoor dining or simply relaxing in the sunshine.

