

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)

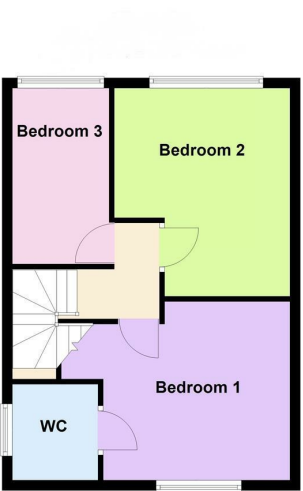
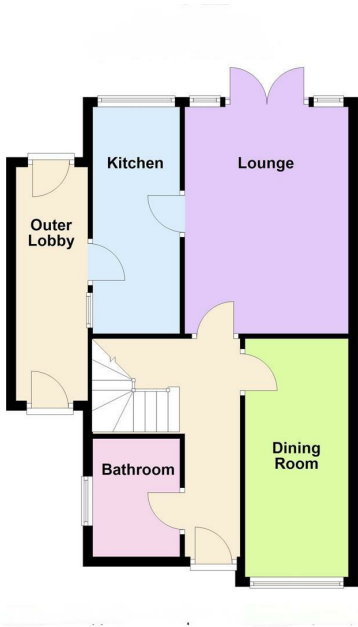
Landing

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)



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.

