

FLOOR PLAN

DIMENSIONS

Hallway

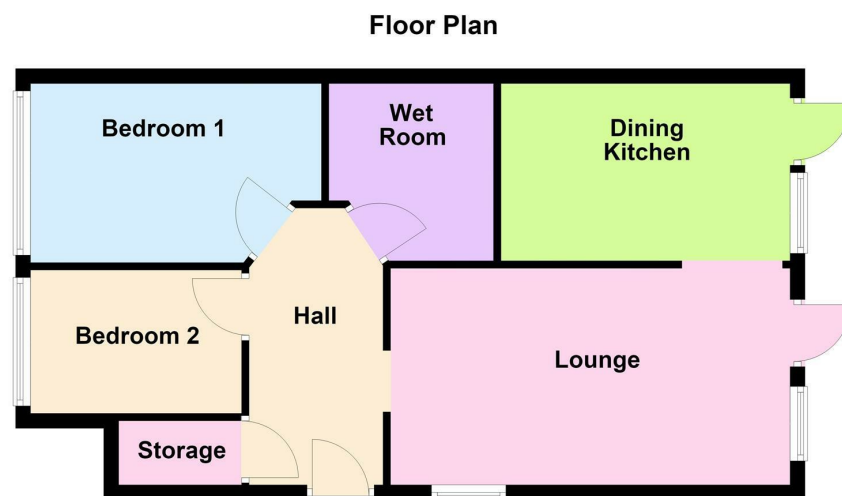
Lounge
9'06 x 17'04 (2.90m x 5.28m)

Dining Kitchen
7'10 x 12'09 (2.39m x 3.89m)

Bedroom One
8' x 12'08 (2.44m x 3.86m)

Bedroom Two
6' x 9'02 (1.83m x 2.79m)

Wet Room
7'01 x 7'03 (2.16m x 2.21m)



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
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
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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.

11 Bakery Close, Cosby, LE9 1ZP

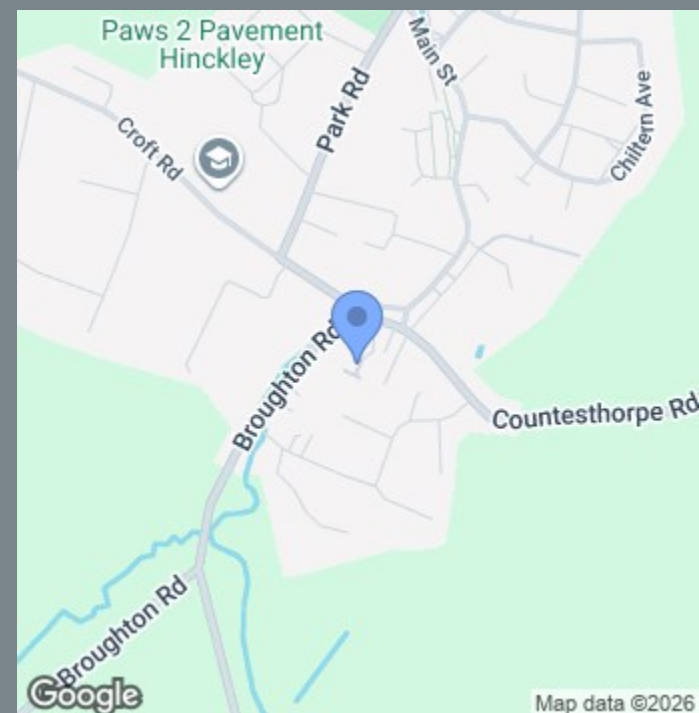
£175,000

OVERVIEW

- Over 55's Ground Floor Apartment
- Fabulous Village Location
- No Onward Chain
- Hallway & Lounge
- Lovely Dining Kitchen
- Two Bedrooms & Wet Room
- Low Maintenance Garden
- Allocated Parking Space
- Beautiful Communal Gardens
- EER - tbc, Leasehold, Tax - A

LOCATION LOCATION....

Bakery Close enjoys a delightful position within the heart of the picturesque village of Cosby, one of south Leicestershire's most sought-after communities. Steeped in history and full of village charm, Cosby is renowned for its friendly atmosphere and thriving community, with popular events such as the annual Cosby Yarn Bomb and Duck Race bringing residents together throughout the year. The village offers an excellent range of everyday amenities, including independent shops, cafés, traditional pubs, a convenience store and a popular primary school, while nearby Narborough, Blaby and Fosse Park provide an even wider choice of shopping, dining and leisure facilities. Families are particularly well served by Cosby Primary School and nearby secondary schooling options, along with a variety of local clubs and recreational facilities. Surrounded by beautiful countryside, the village offers an abundance of scenic walks, open green spaces and bridleways, making it ideal for those who enjoy the outdoors. Despite its peaceful setting, Cosby is well connected, with convenient access to Leicester city centre, the M1, M69 and surrounding road networks. Combining a vibrant community, beautiful surroundings and timeless village appeal, Bakery Close offers a wonderful opportunity to enjoy life in one of Leicestershire's most desirable villages.



THE INSIDE STORY

Situated within the lovely village of Cosby, this beautifully presented ground floor apartment is exclusively for the over 55's & is offered to the market with no upward chain. Enjoying its own low maintenance garden, allocated parking & access to stunning communal gardens, this delightful home offers comfortable, easy living in a peaceful setting. The welcoming hallway provides access to the accommodation, including a charming lounge with a feature fireplace creating a lovely focal point. A door opens directly onto the garden, making this a relaxing space to enjoy throughout the seasons. The dining kitchen is fitted with ample wall & base cabinets, offering plenty of storage & workspace, with room for a table & chairs for everyday dining. A further door leads out to the garden from the dining area, perfect for morning coffee or enjoying the warmer months. There are two well-proportioned bedrooms, with bedroom one benefiting from fitted wardrobes, while the second bedroom offers flexibility as a guest room, hobby room or study. The wet room is designed with practicality & ease of use in mind, while useful storage cupboards add to the home's appeal. Outside, the property enjoys a low maintenance garden, ideal for sitting out without the upkeep, together with an allocated parking space & beautifully maintained communal gardens. Further enhancing the appeal, the property benefits from a share of the freehold. A modest monthly contribution of £30 covers the maintenance of the communal areas, private road & street lighting, with costs reviewed annually by the shareholders. Offering a wonderful combination of independence, community & village charm, this is an excellent opportunity to enjoy a relaxed lifestyle in an exclusive over 55's development.

