



Connells

Lady Leys
Cosby Leicester



Property Description

Cosby is a village located to the south of Leicester. The Parish church is the 14th century St Michael and All Angels'. It also has Methodist and Baptist churches. There are two schools - Cosby Primary School and independent Brooke House Day School. Cosby has football, rugby and cricket teams which all participate in Leicestershire's sporting leagues.

This well presented semi-detached house is situated on a corner plot and benefits from two bedrooms, off road parking and a garage. In the sought after location of Cosby - viewing is highly recommended.

Entrance Hall

There is a door to the front of the property and stairs rising to the first floor.

Lounge

With double glazed windows to the front and rear of the property, laminate flooring and central heating radiator.

Kitchen/Diner

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, integrated oven and gas hob with cooker hood over, central heating radiator, tiled flooring, double glazed windows to the rear and side of the property and double glazed door to the side of the property.



First Floor Landing

With stairs rising from the hallway, storage cupboard and window to the side of the property.

Bedroom One

With two double glazed windows to the front of the property, double glazed window to the rear of the property and a central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin in a vanity unit and double glazed window to the rear of the property.

Separate W.C.

There is a w.c. and double glazed window to the front of the property.

Outside

At the front of the property there is a lawned garden with path leading to the front door and mature shrubs. A driveway to the side leads to the garage.

The rear garden is laid to lawn with a patio seating area and hedging.

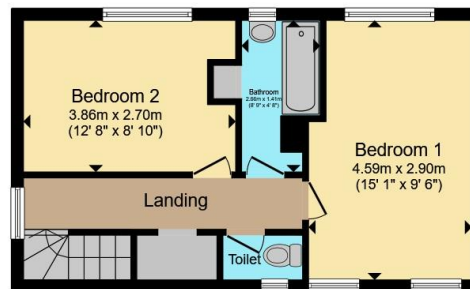




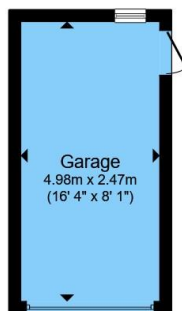




Ground Floor



First Floor



Garage

Total floor area 85.5 m² (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Enderby Road. Take the first turning at the roundabout and proceed along the dual carriageway and at the next roundabout take your third exit onto Grove Road. At the mini-roundabout go straight over and proceed along this road until another mini-roundabout, go straight over then take the first right onto Barn Drive, then left onto Lady Leys where the property is located.

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310050



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