1a Lutterworth Road Blaby, Leicester, LE9 1RG
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nest
ESTATE AGENTS

Room Sizes

Porch

Hallway

Downstairs WC

Living Room
16'7 x 11

Dining Area
10'4 x 9

Family Room
21 x 9

Kitchen
10'4 x 9'8

Utility Room
6'5 x 6'4

Frist Floor Landing

Bedroom One
11'1 x 10'5

Dressing Room

En-Suite Shower Room

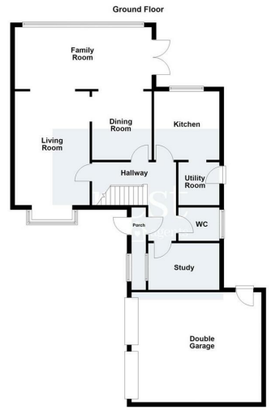
Bedroom Two
11'1 x 9'9

Bedroom Three
10'4 x 8'1

Bedroom Four
8'2 x 6'7

Family Bathroom

Double Garage







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
FREE PROPERTY VALUATION 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 2772277 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 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.

Starmer Close, Cosby, Leicester LE9 1SL

£575,000

The Story Begins

- Extended detached family home in the sought-after village of Cosby
- Entrance Porch, Hall and Downstairs Cloakroom.
- Spacious, flexible living area with dining, sitting and family spaces
- Fitted kitchen with generous storage and workspace & Utility Room.
- Separate sitting room and versatile study or snug.
- Four bedrooms, including a principal bedroom with dressing area and en-suite
- Predominantly lawned garden, ideal for relaxing and entertaining.
- Double Garage with Drive.
- Stunning home deserves an internal viewing.
- Freehold - Council Tax E Blaby district council EPC rating (tbc)

Location Is Everything

Located in the village of Cosby village,, this home enjoys a wonderful setting surrounded by character and charm. A selection of lovely coffee shops and a traditional local pub are close by, with the nest office conveniently positioned opposite the brook.
Cosby has a welcoming community spirit, with popular local events including the annual duck race and the much-loved yarn bombing. The village also offers a range of everyday amenities, including shops, a post office, pharmacy, restaurants, public houses and a golf course, alongside the well-regarded Cosby Primary School.
Ideally positioned in south Leicestershire, Cosby benefits from convenient connections to Leicester city centre and the wider motorway network, making it an appealing location for village living with excellent accessibility.











Inside Story

A Wonderful Family Home Set in the sought-after village of Cosby, this extended detached home offers the space, flexibility and warmth that make family life feel special. With four bedrooms, generous living areas, a study or snug, a garden and a double garage, it's a home with plenty of space for everyone to enjoy. A welcoming porch opens into the entrance hall, which leads to the ground-floor rooms, wc and staircase. The versatile study or snug is ideal for working from home, reading or simply enjoying a quiet moment away from the main living areas. The fitted kitchen offers plentiful wall and base units, generous storage and practical workspace. Thoughtfully separated from the dining and family areas, it allows everyday cooking to carry on while family and friends gather nearby. Access to the utility. At the heart of the home is a spacious, flexible living area arranged into distinct dining, sitting and family spaces. A lovely window fills the family area with natural light and provides views over the garden, while French doors connect the dining area directly to the garden—perfect for summer lunches, relaxed evenings and entertaining. The living room offers another inviting retreat, whether you're settling down to watch a favourite programme or enjoying a little peace and quiet.
Upstairs, four bedrooms provide comfortable space for the whole family. The principal bedroom benefits from its own dressing area and en-suite shower room, complete with shower, wash hand basin and WC. A family bathroom serves the remaining bedrooms.
Outside, the predominantly lawned garden offers a lovely setting for children to play, outdoor dining or simply unwinding. The double garage provides excellent storage and parking, with the possibility of exploring its conversion to additional living space, subject to the necessary consents. Although the driveway is shared, the property's position at its head gives it a pleasing sense of privacy and its own space. A lovely home.



