22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Porch

Extended Lounge Diner
33'0" x 14'4 max (10.06m x 4.37m max)

Kitchen
10'4" x 7'10" (3.15m x 2.39m)

Utility Room
16'72 max x 18'6" max (4.88m max x 5.64m max)

Office
10'22 x 8'7" (3.05m x 2.62m)

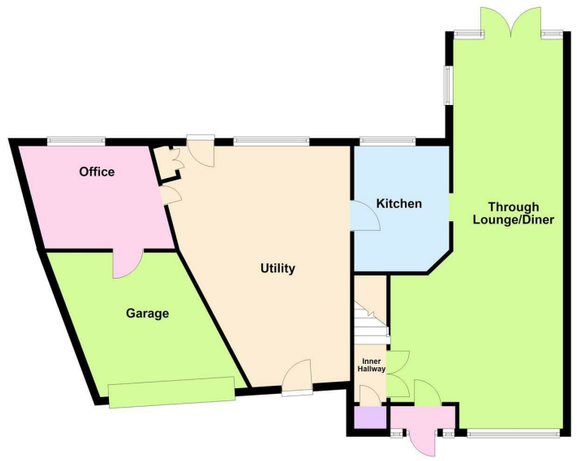
Bedroom One
11' max x 11'9" max (3.35m max x 3.58m max)

Bedroom Two
9'8" max x 11'2 max (2.95m max x 3.40m max)

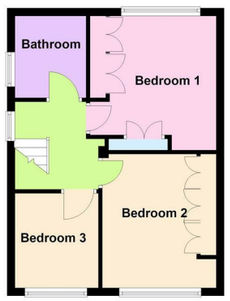
Bedroom Three
7'1 x 7'8" (2.16m x 2.34m)

Bathroom
5'9" x 6'10 (1.75m x 2.08m)

Ground Floor



First Floor





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?
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.

24 Malvern Crescent, Cosby, Leicestershire, LE9 1UX

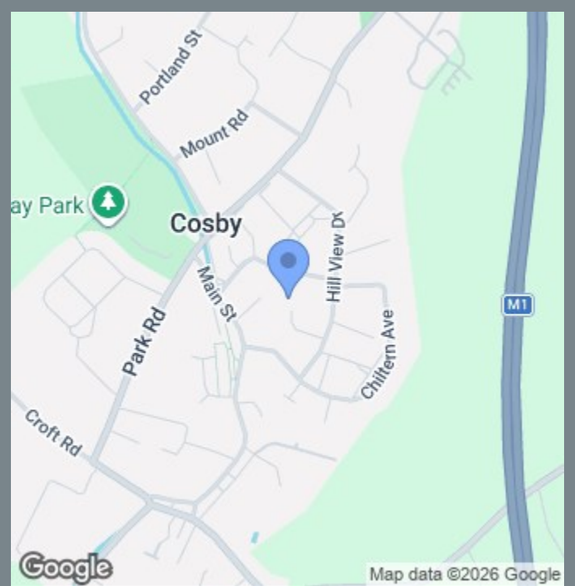
Offers Over £300,000

OVERVIEW

- Three Bedroom Family Home In A Cul De Sac Location
- Larger Than Average Plot
- Extended Lounge/Diner
- Fitted Kitchen
- Large Utility Room
- Office/Study
- Three Bedrooms
- Potential to Extend With Relevant Planning Permission
- Council Tax Band B, Freehold, EER Rating To Be Confirmed
- Must Be Viewed

LOCATION LOCATION....

Cosby is a highly sought-after village located in the Leicestershire countryside, offering a perfect blend of rural charm and modern convenience. Known for its strong sense of community, the village provides a range of local amenities including shops, pubs, a post office, and well-regarded schools, making it particularly popular with families.
The area benefits from excellent transport links, with easy access to Leicester city centre, Fosse Park shopping centre, and major road networks including the M1 and M69, making it ideal for commuters.
Cosby also offers plenty of green spaces and scenic surroundings, with nearby countryside walks and outdoor pursuits readily available, providing a peaceful village lifestyle without sacrificing accessibility.











THE INSIDE STORY

Positioned at the head of a cul de sac on a larger than average plot, this three bedroom semi detached home offers generous living space, practical additions & plenty of room for family life both inside & out. The generous plot also offers scope to extend, subject to the relevant planning permission, providing exciting potential to create a home that grows with your family. The through lounge diner creates a welcoming heart to the home, with space to bring everyone together while still allowing distinct areas for relaxing & dining. Imagine cosy evenings on the sofa, leisurely Sunday lunches or friends gathered around the table, with a layout that lends itself beautifully to everyday living & entertaining. The kitchen provides a dedicated space for preparing family favourites, while the extensive utility room is a particularly useful addition, offering room to organise laundry & keep household essentials away from the main living areas. A separate office provides a quiet retreat for working from home, studying or pursuing hobbies, giving this home the flexibility to adapt to changing needs. The storage garage adds further practicality, providing useful space for tools, bikes & those belongings that need a home of their own. Upstairs, three bedrooms offer accommodation for a growing family, with the flexibility to create a guest room or nursery, all served by the bathroom. Outside, the good size rear garden offers space for children to play, keen gardeners to make their mark & the whole family to enjoy time outdoors. An enclosed patio creates an inviting setting for summer meals, morning coffee or simply unwinding at the end of the day. To the front, parking for several cars completes this appealing home.
*** Declaration of Interest: In accordance with the Estate Agents Act 1979, we declare that the seller of this property is an employee of Nestegg Properties. ***







