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ESTATE AGENTS

Room Sizes

Entrance Hall

Living & Dining Room
20'05 x 11'11

Breakfast Kitchen
21'03 x 8'01

Snug
12 x 12

Study
15'04 x 8

Utility
6 x 6

Conservatory
13'06 x 9'05

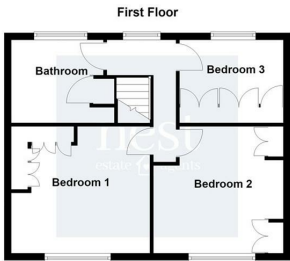
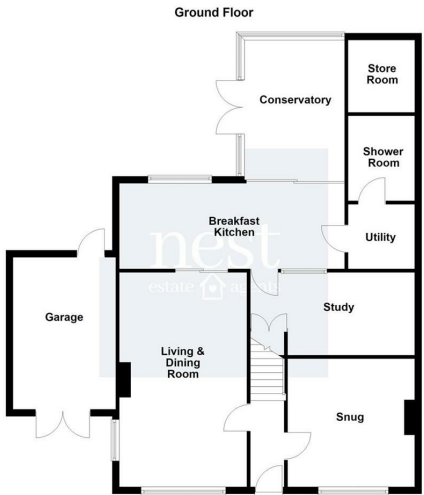
Downstairs Shower Room
5'05 x 8'05

Bedroom One
13'07 max x 12 max

Bedroom Two
12'05 max x 11'11

Bedroom Three
9 x 6 min

Bathroom
7'11 x 10'08



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
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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.

Providence House, Croft Road, Cosby, LE9 1SE

Price Guide £400,000

The Story Begins

- Providence House - A characterful 1889 Victorian home.
- Separate Snug And Open-Plan Living/Dining Room
- Breakfast Kitchen With Integrated Appliances And Breakfast Bar
- Versatile Study, Utility Room And Downstairs Shower Room
- Bright Conservatory With Garden Access
- Three Bedrooms With Fitted Wardrobes
- Family Bathroom With Bath And Separate Shower
- Extensive Rear Garden With Patio, Lawn And Storage
- Garage And Off-Road Parking
- Freehold Energy Rating - TBC Council Tax Band - C Blaby District Council

Location Is Everything

Set well back from the road behind mature hedging, this wonderful family home occupies a superb, position and delivers a real wow factor from the moment you arrive. Set in a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, post office, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



Inside Story

Step into Providence House, a charming home built in 1889 during the Victorian era, full of character and history. Ready to make your own, it also boasts a stunning, extensive garden to the rear. Entering the welcoming entrance hallway, you will find the snug to the right, providing a cosy and separate space away from the main living areas. The spacious open-plan living and dining area features a beautiful gas fireplace, creating a warm and inviting focal point. A sliding door leads through to the breakfast kitchen, which enjoys lovely views over the garden.

The kitchen is fitted with a range of wall and base units, complemented by an integrated oven, microwave and dishwasher. There is also an electric hob with extractor fan above, along with a useful breakfast bar providing additional seating.

The versatile study can be used to suit your individual needs and is complemented by a useful under-stairs storage cupboard. The utility room benefits from plumbing for a washing machine and tumble dryer, space for an additional fridge freezer, and leads through to the convenient downstairs shower room, which comprises a WC, wash hand basin and walk-in shower.

The bright and spacious conservatory is flooded with natural light and provides direct access onto the garden. Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes, along with an additional single bedroom which also features fitted wardrobes. The family bathroom comprises a separate shower cubicle and bath, WC, wash hand basin and useful storage cupboard.

Outside, the spacious rear garden offers both patio and lawn areas, providing an excellent space for outdoor dining, entertaining and relaxation. There is also a useful storage room accessible from the garden. The garage can be accessed from both the front and rear garden, while the front of the property benefits from off-road parking.

