

SOLD STC

£310,000 Freehold



## 2 Horseshoe Close, Cosby, Leicester. LE9 1TP

- Well Presented Three Bedroom Modern Detached Property
- Sought After Cul De Sac Location In Cosby
- Entrance Hall, Cloaks/Wc, Lounge, Kitchen
- Dining Room, Double Glazed Conservatory
- Landing, Three Bedrooms, Family Bathroom
- En Suite Shower Room To Principal Bedroom
- Enclosed Rear Garden
- Driveway and Single Garage To Rear
- Viewing Highly Recommended To Appreciate
- EPC Awaited & Council Tax Band C





## PROPERTY DESCRIPTION

Modern three bedroom detached property in this sought after cul de sac location in Cosby. Offering well presented accommodation throughout it would make an ideal professional, family or first time buy. In brief the property compromises of entrance hall, cloaks/wc, lounge with feature fire surround and rear patio doors leading to the garden.

To the front is a kitchen with dual aspect windows and fitted with a range of base and wall storage units and oven/hob/extractor. The rear dining area has stairs leading to the first floor and also a rear door and further double doors leading to the double glazed conservatory with access to the garden. To the first floor the landing leads to the three bedrooms and a family bathroom. There is built in storage to the two main bedrooms and the principal bedroom also benefits from an en suite shower room. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on a corner plot position, there is a rear garden area with patio, lawn, gravel display and wall/fence surround. To the rear of the property is a driveway providing car standing and also access to the good size single garage with electric roller door, side door to garden and ample eaves storage space. An early viewing is highly recommended to appreciate the style, plot position and layout. EPC ratings awaited, Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Lounge

14' 6" x 10' 2" (4.42m x 3.10m)

### Dining Room

12' 10" max overstairs x 7' 5" (3.91m x 2.26m)

### Conservatory

9' 0" x 7' 4" (2.74m x 2.24m)

### Kitchen

9' 8" x 6' 8" (2.95m x 2.03m)

### Landing

### Bedroom

11' 3" x 9' 7" (3.43m x 2.92m)

### En Suite Shower Room

6' 8" x 3' 2" (2.03m x 0.97m)

### Bedroom

10' 2" x 8' 3" (3.10m x 2.51m)

### Bedroom

7' 4" x 6' 2" (2.24m x 1.88m)

### Family Bathroom

### External

### Rear Garden

### Single Garage

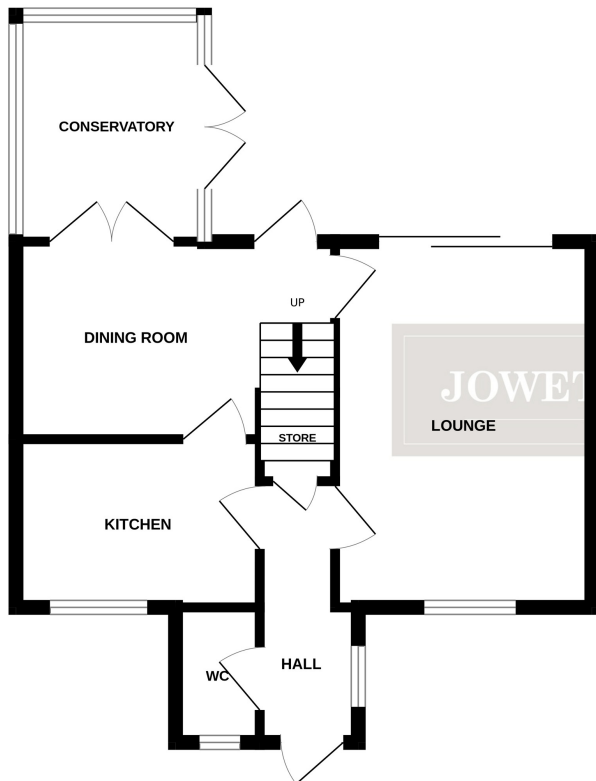
18' 6" x 8' 4" (5.64m x 2.54m)



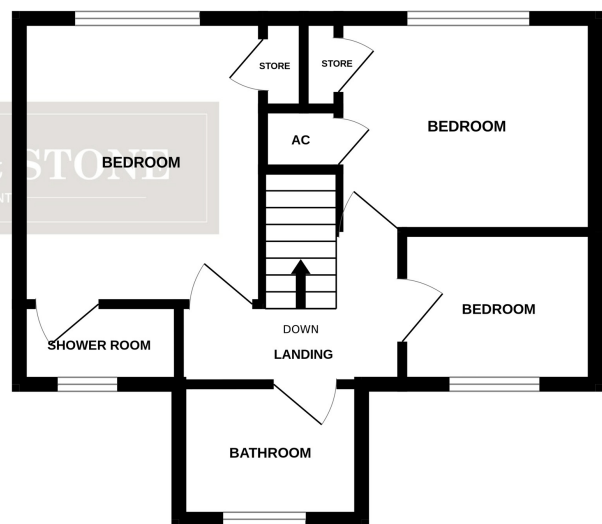
# FLOORPLAN

JOWETT & STONE  
ESTATE AGENTS

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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