



29 Cosby Road, Countesthorpe, Leicester. LE8 5PD

- Recently Refurbished Semi Detached Home On A Great Plot
- Highly Sought After Road Location In Countesthorpe
- Extended Entrance Hall, Cloaks/Wc, Downstairs Shower Room
- Front and Rear Reception Rooms, Refitted Kitchen, Conservatory
- Landing, Two Double Bedrooms, Nursery/Bedroom, Family Bathroom
- Driveway Providing Off Road Parking
- Good Size Rear Garden On Larger Than Average Plot
- Viewing Essential To Appreciate Size, Style And Location
- EPC Awaited & Council Tax Band B



PROPERTY DESCRIPTION

Well presented and refurbished semi detached property with a great plot on Cosby Road in this highly sought after location in Countesthorpe. A fantastic home that would appeal to professionals, first time buyers or make a great family home, viewing is highly recommended to appreciate the size, layout and plot on offer. In brief the property comprises of an extended entrance hall, cloaks/wc, downstairs shower room, front reception room with bay window to the front and feature fireplace, the rear reception room has a tile fireplace surround and double doors leading to the rear conservatory. The spacious rear conservatory has a side door leading to the garden. The ground floor is completed by the refitted kitchen with a range of base and wall units, fitted oven/hob and extractor and dual aspect windows. To the first floor the landing gives access to two double bedrooms and a third nurse/study room. There is a also a family bathroom. The property has recently been redecorated throughout to include new carpets. Externally to the front of the property is a small lawn area with hedge front and side, there is also a driveway providing car standing. A side gate leads to the rear garden offering a larger than average plot with patio, lawn and hedge/fence surround. Offered with no onward chain an early viewing is recommended. EPC ratings awaited and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Shower Room

Front Reception Room

13' 2" Into bay x 12' 3" max into rec (4.01m x 3.73m)

Rear Reception Room

12' 8" x 10' 11" max into rec (3.86m x 3.33m)

Conservatory

12' 4" x 7' 9" (3.76m x 2.36m)

Kitchen

11' 6" max x 8' 3" (3.51m x 2.51m)

Landing

Bedroom

13' 3" max into bay x 12' 2" to back of robes (4.04m x 3.71m)

Bedroom

12' 7" x 11' 0" into rec (3.84m x 3.35m)

Study/Nursery/Bedroom

7' 4" x 5' 3" (2.24m x 1.60m)

Family Bathroom

9' 3" max x 7' 2" (2.82m x 2.18m)

External

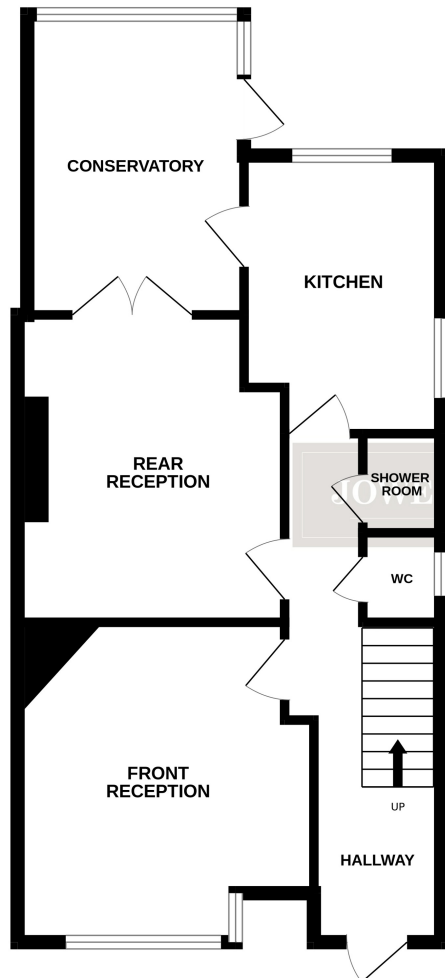
Rear Garden



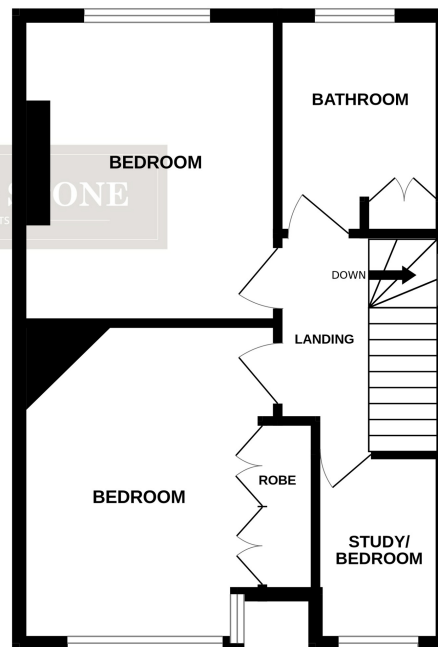
FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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