



43 Chiltern Avenue, Cosby, Leicester. LE9 1UG

- Spacious Extended Three Bedroom Semi Detached Property
- Sought After Village Location Of Cosby
- Ent Porch, Ent Hall, Lounge, Dining Area, Kitchen
- Rear Reception/Garden Room, Double Glazed Conservatory
- Landing, Three Double Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Attractive well Maintained Rear Garden With Summer House
- Double Driveway To Front, Garage In Block
- Internal Viewing Highly Recommended
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Extended spacious three bedroom semi detached property in the sought after village location of Cosby. Offering generous accommodation throughout the property comprises of entrance porch, entrance hallway with stairs leading to the first floor. The 19ft Lounge has open access to the dining area and also opens up into the rear good size rear reception/garden room with window overlooking the rear and access to the double glazed conservatory to the rear with double doors leading to the garden. The ground floor is completed by the kitchen which is fitted with a range of base and wall units, understairs store and side access door leading out to the side covered entry/utility area. To the first floor the landing leads to three well proportioned bedrooms and a family bathroom with tiled decor. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a driveway providing car standing for a couple of vehicles along with gravel display area. The side gate leads through the side covered entry to the attractive well maintained rear garden with patio areas, mature borders, faux grass and rear summer house. There is also a single garage in a block around the corner from the property. An internal viewing comes highly recommended to appreciate the size and layout of accommodation on offer. EPC rating is C and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Lounge

19' 9" x 10' 7" (6.02m x 3.23m)

Dining Area

8' 9" x 7' 5" (2.67m x 2.26m)

Rear Reception/Garden Room

17' 11" x 9' 3" (5.46m x 2.82m)

Double Glazed Conservatory

9' 2" x 7' 5" (2.79m x 2.26m)

Kitchen

13' 11" x 7' 5" (4.24m x 2.26m)

Landing

Bedroom

14' 7" x 9' 3" (4.45m x 2.82m)

Bedroom

11' 4" x 9' 4" (3.45m x 2.84m)

Bedroom

10' 3" plus ent rec x 9' 0" (3.12m x 2.74m)

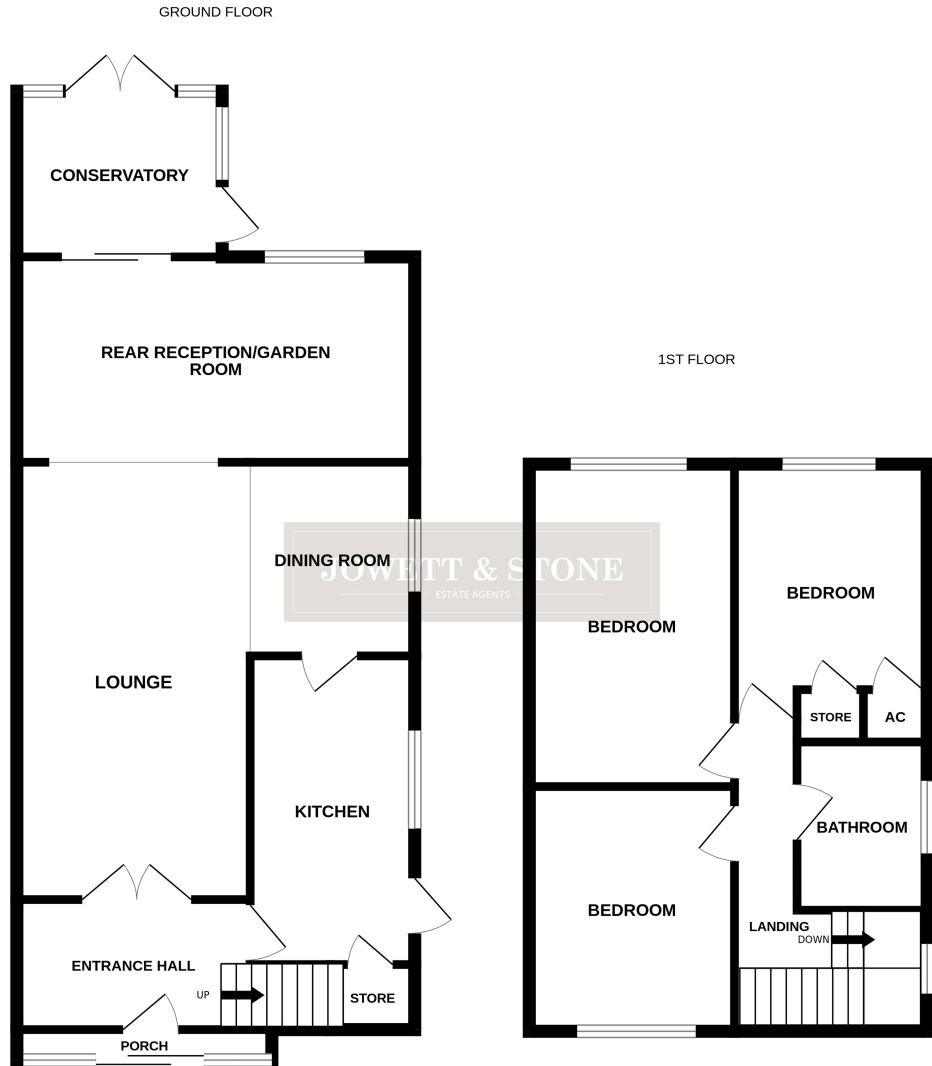
Family Bathroom

External

Rear Garden

Garage In Block





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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