



## 6 Gimson Avenue, Cosby, Leicester. LE9 1SS

- Three Bedroom Extended Semi Detached Property
- Offering Spacious Accommodation Throughout
- Entrance Hall, Side Ent/Utility, Kitchen, Breakfast Room
- Extended 20ft Lounge, Separate Dining Area
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Ample Car Standing On Driveway, Good Size Rear Garden
- Early Viewing Highly Recommended, No Chain
- EPC Rating D & Council Tax Band B



## PROPERTY DESCRIPTION

---

Spacious extended semi detached property located in a cul de sac in the sought after village of Cosby. An internal viewing is considered essential to appreciate with the property offering spacious accommodation in particular to the ground floor. Comprising of entrance hall with store and stairs, side entrance/utility, kitchen fitted with a range of base and wall units and open access to the extended breakfast area with Velux window and double doors leading out to the rear. There is a large extended 20ft living area with sliding patio doors to the rear and access to the separate dining area. To the first floor the landing gives access to the three generous bedrooms and a family bathroom with three piece suite and a separate shower cubicle. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a lawn area with conifer/hedge screening and a good size driveway providing car standing. To the rear the garden is mainly laid to lawn with gravel borders, patio and fence surround. Offered with no onward chain. EPC rating is D, Council tax is band B



## ROOM DESCRIPTIONS

---

### Entrance Hall

#### Side Entrance/Utility

8' 8" x 4' 7" (2.64m x 1.40m)

#### Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

#### Breakfast Room

8' 11" x 5' 11" (2.72m x 1.80m)

#### Living Room

20' 6" x 14' 7" max into rec (6.25m x 4.45m)

#### Dining Area

9' 10" x 7' 9" (3.00m x 2.36m)

#### Landing

#### Bedroom

11' 10" x 10' 4" max to back robe (3.61m x 3.15m)

#### Bedroom

14' 7" x 7' 8" (4.45m x 2.34m)

#### Bedroom

8' 2" x 7' 9" (2.49m x 2.36m)

#### Family Bathroom

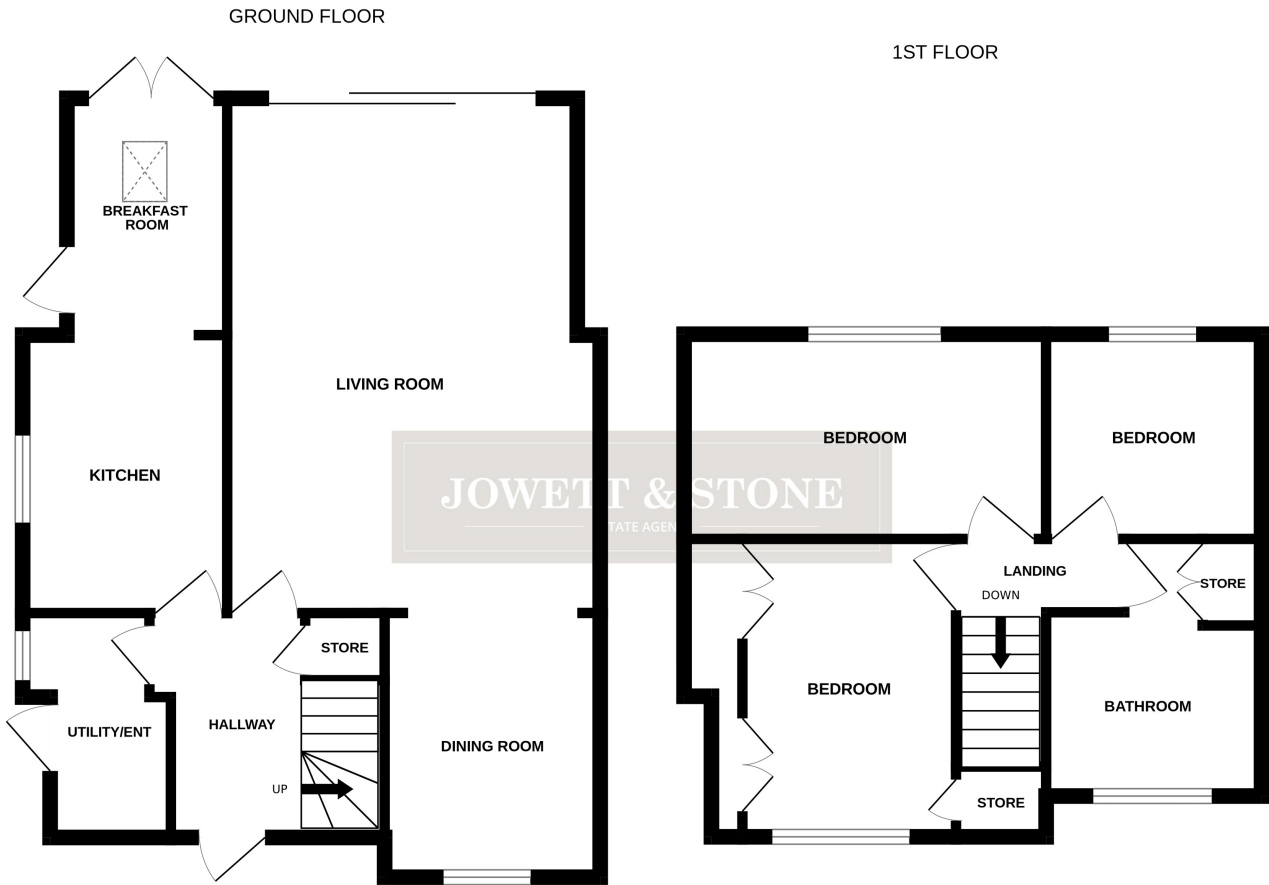
9' 8" max red to 5' 9" x 7' 9" (2.95m x 2.36m)

#### External

#### Rear Garden



# FLOORPLAN & EPC



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk