



18 Wavertree Close, Cosby, Leicester. LE9 1TN

- Three Bedroom Detached Home On Great Plot Position
- Ent Porch, Ent Hall, Front Living Room
- Dining Room, Kitchen
- Landing, Three Bedrooms, Family Shower Room
- Gas Fired Central Heating System, Double Glazing
- Driveway, Car Port, Garage/Store, Good Size Rear Garden
- Viewing Highly Recommended to Appreciate Plot and Position
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom detached property on a superb plot position in a cul de sac location in the sought after village of Cosby. The property briefly comprises of entrance porch, entrance hall, front lounge with log burner and open access to the rear dining room with window to the rear. The ground floor is completed with an extended refitted kitchen with a range of base and wall units and side access door. To the first floor the landing gives access to two double bedrooms, a further single bedroom and a family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the real feature of the property is the rear garden and plot size which extends up the embankment offering keen gardeners the chance to create a fantastic space. To the front of the property there is a gravel display area, driveway with gates leading to a side carport and in turn a garage with up/over door, inspection pit and access through to two further store areas to the rear. Offered with no onward chain. EPC rating is C, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Lounge

15' 9" into bay x 10' 10" max (4.80m x 3.30m)

Dining Room

9' 9" x 8' 6" (2.97m x 2.59m)

Kitchen

15' 8" x 8' 2" max (4.78m x 2.49m)

Landing

Bedroom

12' 11" max to back robes x 9' 11" (3.94m x 3.02m)

Bedroom

10' 10" x 9' 10" into rec (3.30m x 3.00m)

Bedroom

8' 1" x 7' 0" (2.46m x 2.13m)

Family Shower Room

External

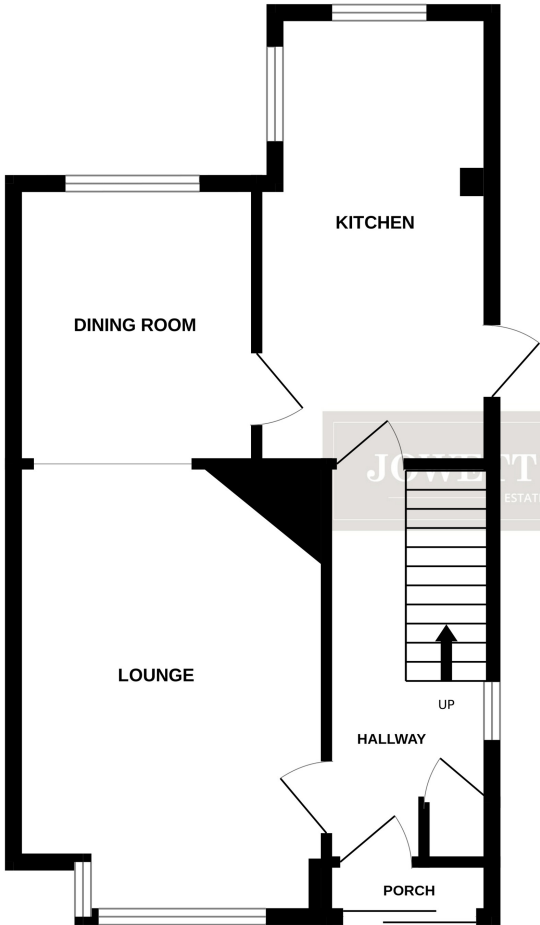
Garage/Stores

14' 7" x 8' 6" (4.45m x 2.59m)

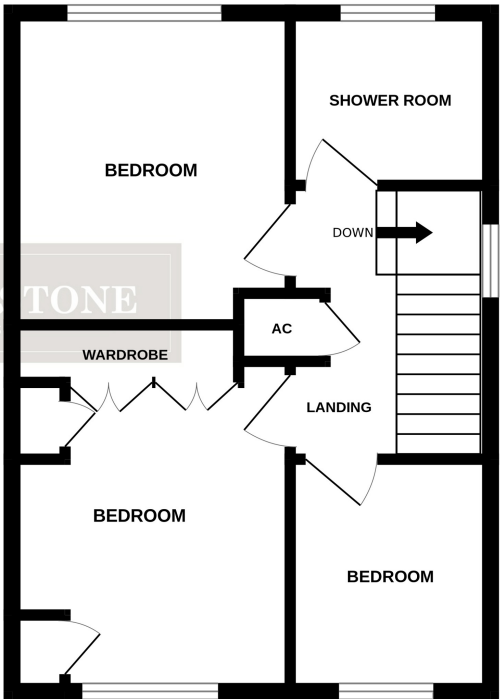
Rear Garden



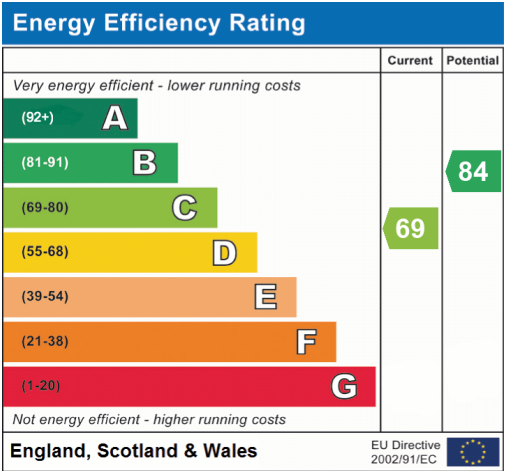
GROUND FLOOR



1ST FLOOR



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