



## 26 Hill View Drive, Cosby, Leicester. LE9 1UR

- Three Bedroom Semi Detached Property
- Sought After Location In Village Of Cosby
- Entrance Hall, Living Room, Dining Room, Refitted Kitchen
- Landing, Three Bedrooms, Modern Family Shower Room
- Gas Fired Central Heating System, Double Glazing
- Car Standing, Single Garage With Electric Door To Side, Rear Garden
- Offered With No Onward Chain
- Viewing Recommended
- EPC Rating C & Council Tax Band B



## PROPERTY DESCRIPTION

---

Three bedroom semi detached property in the sought after location of Cosby. In a lovely plot position on the corner overlooking the green to the front this would make an ideal family home. Comprising of entrance porch, entrance hall with stairs leading to the first floor accommodation. The lounge has a window overlooking the front and double doors leading to the rear dining room with further double doors leading out to the rear garden. The ground floor is completed by the kitchen which has been refitted with modern units including oven/hob and extractor and plumbing for appliance as well as a useful pantry. To the first floor there are two double bedrooms and a further single bedroom along with a refitted modern shower room with double shower area and tiled decor. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a gravel area with border and side driveway providing car standing and giving access to the single garage with electric up/over door and further side access door. A side gate leads to the attractive rear garden with patio, lawn, borders and fence surround. The property is offered with no onward chain and an early viewing is recommended. EPC rating C, Council tax is band B.



## ROOM DESCRIPTIONS

---

### Entrance Porch

### Entrance Hall

### Living Room

14' 9" max x 11' 1" (4.50m x 3.38m)

### Dining Room

9' 2" x 8' 8" (2.79m x 2.64m)

### Kitchen

10' 6" x 8' 4" max (3.20m x 2.54m)

### Landing

### Bedroom

12' 0" x 11' 3" into rec (3.66m x 3.43m)

### Bedroom

11' 11" x 10' 0" (3.63m x 3.05m)

### Bedroom

8' 2" x 7' 0" (2.49m x 2.13m)

### Family Shower Room

6' 10" x 5' 9" (2.08m x 1.75m)

### External

### Single Garage

16' 0" x 8' 2" into rec (4.88m x 2.49m)

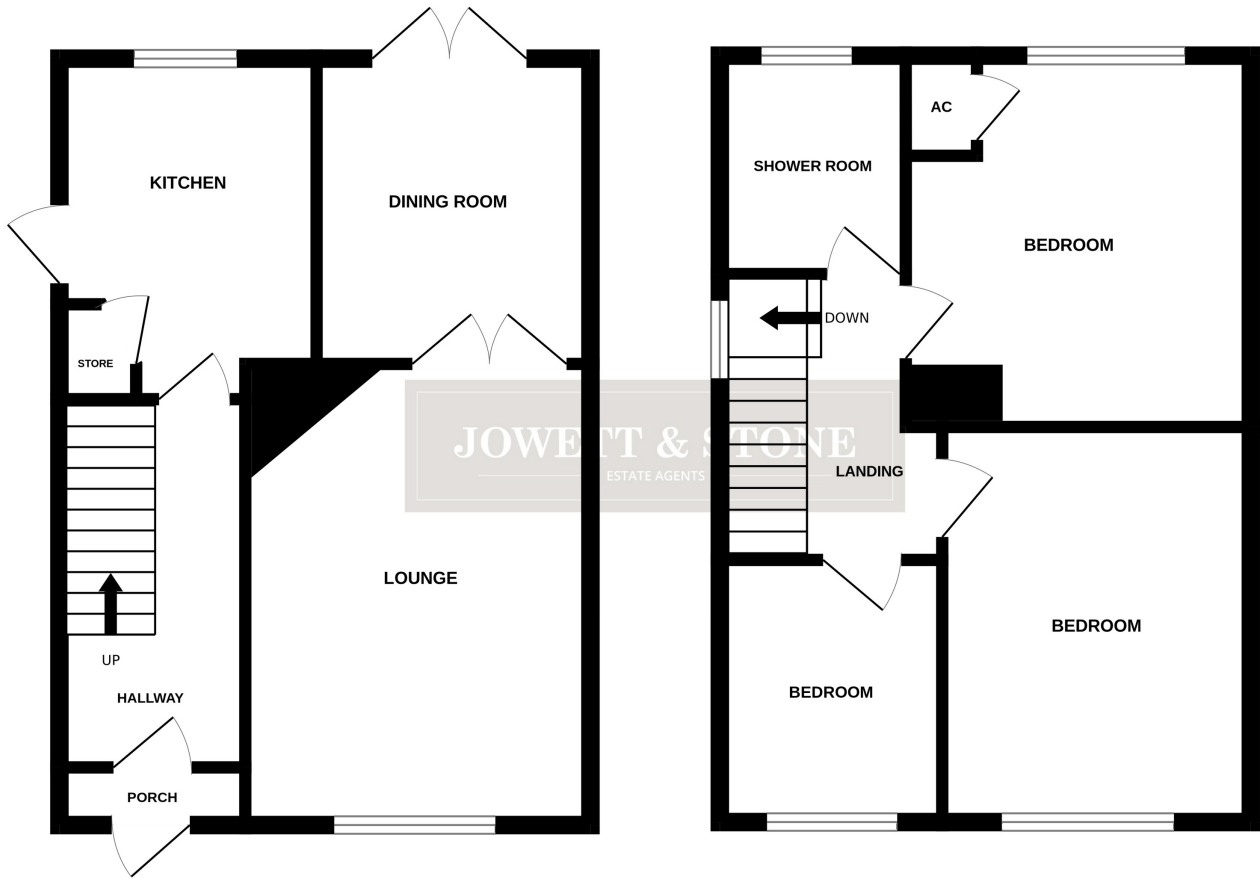
### Rear Garden



# FLOORPLAN & EPC

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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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