

FOR SALE

£270,000 Freehold



7 Hill View Drive, Cosby, Leicester. LE9 1UR

- Well Presented Three Bedroom Semi Detached Home
- Ideal Family Home In This Sought After Location In Cosby
- Ent Porch, Ent Hall , Front Living Room, Dining Area
- Rear Kitchen With Side Access Door
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Front Block Driveway Providing Car Standing, Side Gates, Sectional Garage
- Rear Garden, Early Viewing Highly Recommended
- EPC Awaited & Council Tax Band B



PROPERTY DESCRIPTION

Superb semi detached property in this sought after location in Cosby. This well presented semi offers spacious accommodation throughout and would make an ideal first time or family purchase. In brief the property comprises of an entrance porch, entrance hall with store, front lounge with feature gas fire and surround and open access to the dining area which in turn has double doors leading to the rear garden. The ground floor is completed by the rear kitchen fitted with a range of base and wall units and side access door. To the first floor the landing leads to the two double bedrooms and a further single bedroom. There is also a modern family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a block driveway providing ample car standing, side gates lead to the side and in turn the rear sectional garage. The rear garden has a decking area, lawn, patio and fence surround. An early viewing is highly recommended to avoid disappointment. EPC rating awaited and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living Room

16' 3" to window x 10' 11" max (4.95m x 3.33m)

Dining Room

9' 3" x 8' 7" (2.82m x 2.62m)

Kitchen

10' 6" x 8' 1" max (3.20m x 2.46m)

Landing

Bedroom

12' 1" x 10' 11" to back of robe (3.68m x 3.33m)

Bedroom

11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom

7' 11" x 7' 0" (2.41m x 2.13m)

Family Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

External

Sectional Garage

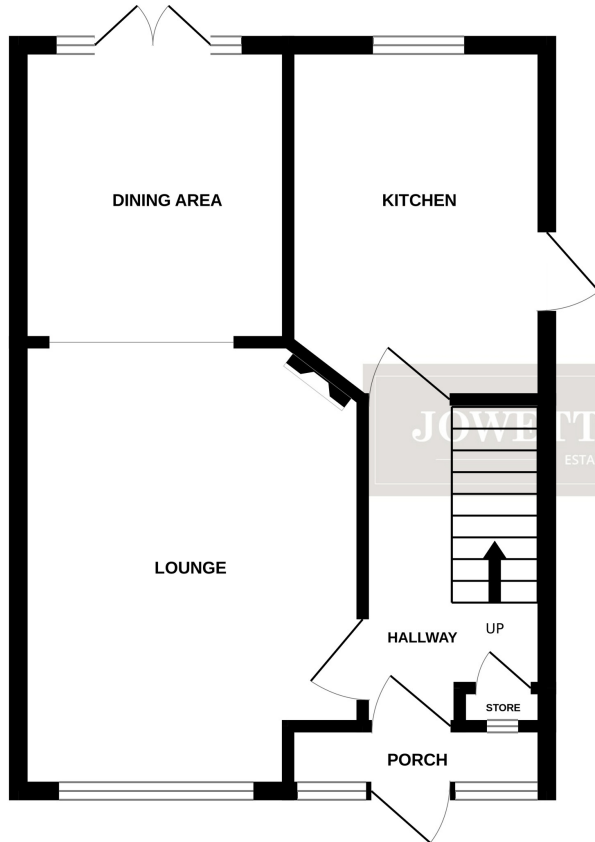
Rear Garden



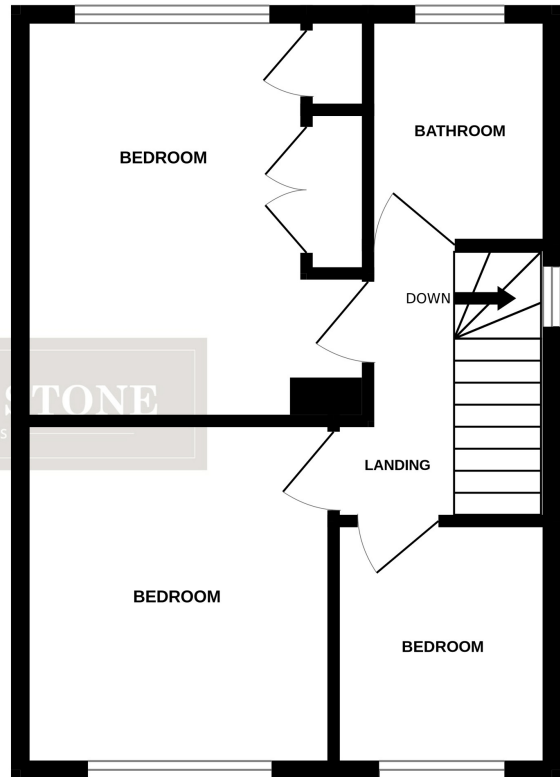
FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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