



3 Gimson Avenue, Cosby, Leicester. LE9 1SS

- Fantastic Four Bedroom Semi Detached Property
- Extensive Plot To Front And Rear, Scope to Extend Subject To Consent
- Ent Hall, Cloaks/WC, Good Size Lounge To Rear
- Dining Room, Kitchen, Utility/Lobby
- Landing, Four Bedrooms, Family Shower Room/Wc
- Ample Car Standing On Driveway, Single Garage
- Beautiful Mature Rear Garden
- Viewing Essential To Appreciate
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

Fantastic four bedroom semi detached property in a cul de sac location in the sought after village of Cosby. Occupying an enviable plot with extensive driveway to the front and a beautiful mature south facing rear garden. The property comprises of entrance hall with cloaks/wc and a dog leg staircase leading to the first floor. The rear lounge is a good size and has a window overlooking the rear garden, there is a focal feature flame effect gas fire with surround. The kitchen is also located off the hall and is fitted with a range of base and wall units, fitted appliances, side window and access to the front utility/lobby with store and side entrance door. The ground floor is completed by the dining room which is located off the kitchen and has sliding patio doors leading out to the rear garden. To the first floor the landing gives access to the four bedrooms and a family shower room/wc, there is also access to the roof space area. The property further benefits from gas fired central heating and double glazing. Externally the property sits on a great plot with front driveway providing ample car standing for several vehicles along with access to the single garage. A side gate leads to the large rear garden with extensive patio area, lawn with mature borders to the side and rear and an open aspect to the rear. Given the size and layout it really makes a superb family home and an internal viewing comes highly recommended to appreciate. EPC rating is E, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

15' 0" into rec x 13' 3" (4.57m x 4.04m)

Kitchen

11' 0" x 9' 10" (3.35m x 3.00m)

Utility/Lobby/Store

10' 7" max red to 7'6" x 8' 1" (3.23m x 2.46m)

Dining Room

10' 8" x 9' 10" (3.25m x 3.00m)

Landing

Bedroom

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom

10' 11" x 9' 10" (3.33m x 3.00m)

Bedroom

10' 9" max into rec x 8' 11" (3.28m x 2.72m)

Bedroom

10' 1" x 7' 6" (3.07m x 2.29m)

Family Shower Room/Wc

6' 11" x 6' 6" (2.11m x 1.98m)

External

Garage

18' 0" x 8' 0" (5.49m x 2.44m)

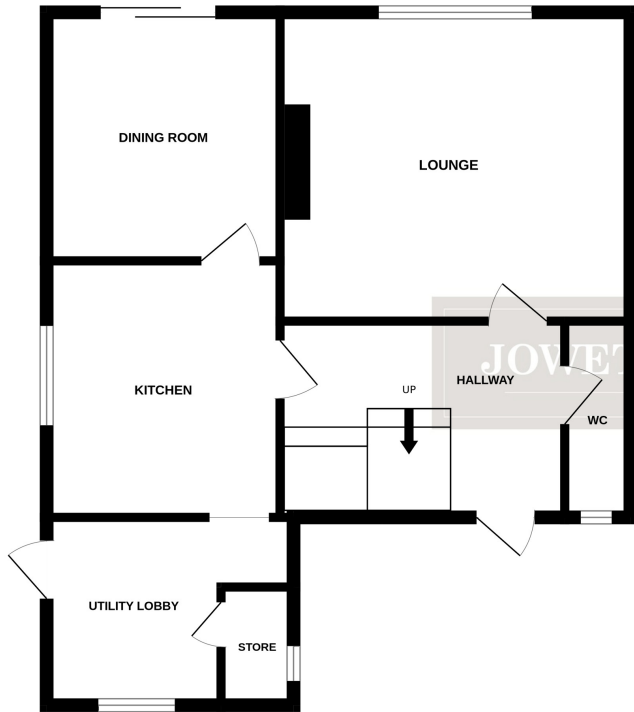
Rear Garden



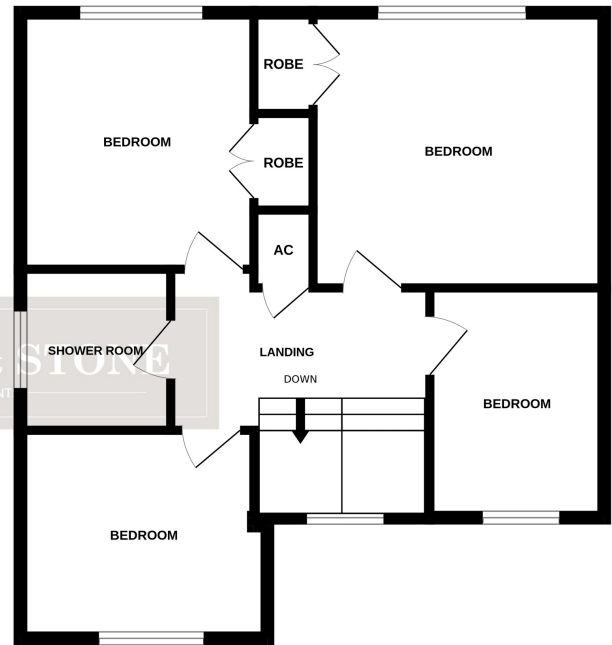
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

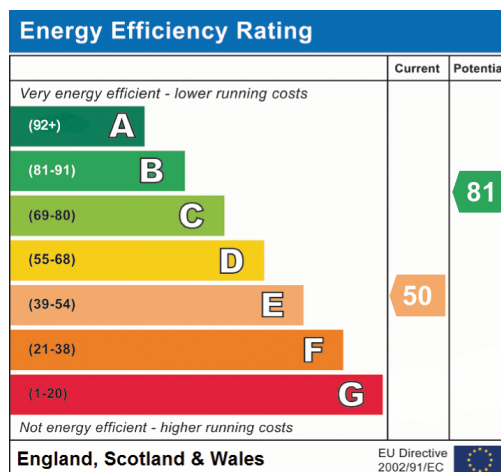


1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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