



5 Burley Close, Cosby, Leicester. LE9 1UD

- Spacious Three Bedroom Detached Bungalow
- Good Size Plot In Sought After Close
- Ent Porch, Large Living/Dining Room, Kitchen, Conservatory
- Inner Hall, Three Double Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Majority Double Glazing
- Large Rear Garden, Good Size Garage
- Offered With No Onward Chain
- Viewing Essential To Appreciate Potential
- EPC Rating B & Council Tax Band D



PROPERTY DESCRIPTION

Spacious three bedroom detached bungalow situated in a highly sought after location in Cosby. Offering versatile accommodation throughout the property offers a fantastic opportunity for the new owners to create a lovely family home on a generous plot position. The bungalow comprises of entrance porch, large open plan living/dining room with windows to the front and side and a feature fireplace with stone surround. The kitchen is located to the rear and is fitted with a range of base and wall units and leads through to the rear conservatory which in turn leads to the rear garden. One of the real features of the property are the three generous double bedrooms which could be reconfigured to provide additional reception rooms if required. There is also a family shower room/wc. The property further benefits from gas fired central heating system and majority double glazing, there are also eight solar panels located to the rear which are also owned by the property. Externally the bungalow sits on a great plot position towards the end of this sought after cul de sac. To the front of the property there is a block paved area with corner border. A shared side driveway leads to a good size garage located to the rear. A side gate gives access to the generous rear garden which is mainly laid to lawn with fence surround. Viewing comes recommended to appreciate the location, size and potential of this lovely home. EPC rating is B, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

7' 9" x 7' 6" max (2.36m x 2.29m)

Living Room

20' 4" x 13' 11" (6.20m x 4.24m)

Breakfast Kitchen

14' 0" into rec x 10' 11" (4.27m x 3.33m)

Conservatory

12' 10" x 7' 11" (3.91m x 2.41m)

Bedroom

14' 0" x 11' 11" (4.27m x 3.63m)

Bedroom

11' 11" x 9' 5" plus rec (3.63m x 2.87m)

Bedroom

10' 11" x 9' 11" (3.33m x 3.02m)

Family Shower Room/Wc

7' 8" x 7' 6" max (2.34m x 2.29m)

External

Garage

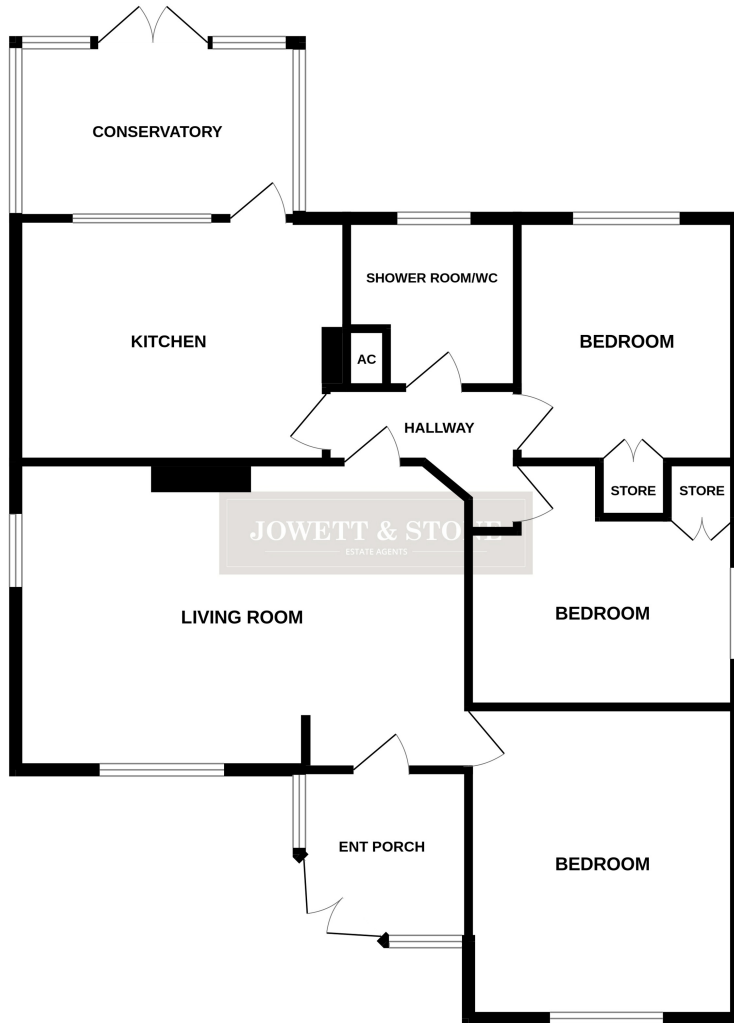
18' 10" x 9' 4" (5.74m x 2.84m)

Rear Garden



FLOORPLAN & EPC

GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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