



10 Mount Road, Cosby, Leicester. LE9 1SX

- Spacious Three Bedroom Semi Detached Home
- Great Plot Size In Sought After Location In Cosby
- In Need Of Renovation And Improvement
- Ent Porch, Ent Hall, Cloaks/WC, Front Reception Room
- Dining Room, 15ft Breakfast Kitchen, Utility Lobby
- 20ft Double Glazed Conservatory To The Rear
- Landing, Three Bedrooms, Family Bathroom
- Driveway Providing Car Standing , Garage
- Large Garden Plot To The Rear
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

Spacious semi detached property on a great plot size in this sought after location in the village of Cosby. Offered with no onward chain and In need of some improvement an early viewing is considered essential to appreciate and avoid disappointment, the property offers spacious accommodation throughout in particular to the ground floor and would make an ideal family home. In brief the property comprises of entrance porch, entrance hall with store and stairs, cloaks/wc, rear 15ft breakfast kitchen fitted with base and wall units and having a side breakfast dining area with access to the rear utility lobby. There is a front lounge with gas fire and open access to the dining room. Located off the dining room is a 20ft double glazed conservatory overlooking the rear garden and with double doors leading out. To the first floor the landing gives access to the three generous bedrooms and a family bathroom. Externally to the front of the property there is a lawn area with hedge screening and a driveway providing car standing and access to the single garage with up/over door. To the rear is a great size garden plot which is mainly laid to lawn with borders, crazy pave patio and fence/hedge surround. Offered with no onward chain. EPC rating is E, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Cloaks/Wc

Lounge

14' 11" x 11' 11" into rec (4.55m x 3.63m)

Dining Area

11' 11" x 9' 11" (3.63m x 3.02m)

Conservatory

20' 0" x 6' 9" (6.10m x 2.06m)

Breakfast Kitchen

15' 7" x 8' 11" ext to 11'2" (4.75m x 2.72m)

Utility Lobby

5' 3" x 4' 11" (1.60m x 1.50m)

Landing

Bedroom

11' 11" x 11' 8" plus ent rec (3.63m x 3.56m)

Bedroom

12' 1" max x 9' 10" (3.68m x 3.00m)

Bedroom

10' 2" x 7' 0" (3.10m x 2.13m)

Family Bathroom

8' 2" x 8' 1" max (2.49m x 2.46m)

External

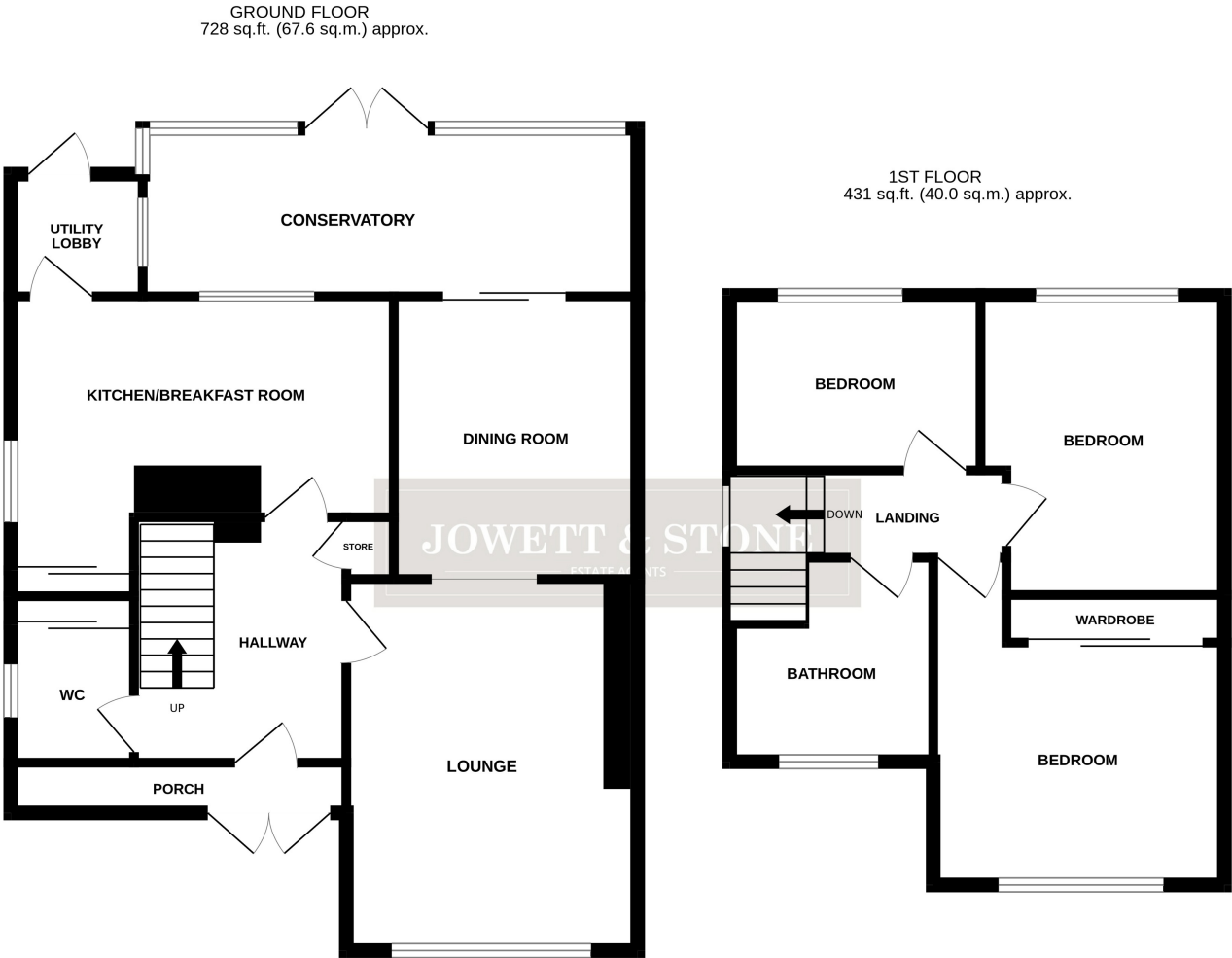
Garage

16' 6" x 8' 1" (5.03m x 2.46m)

Rear Garden



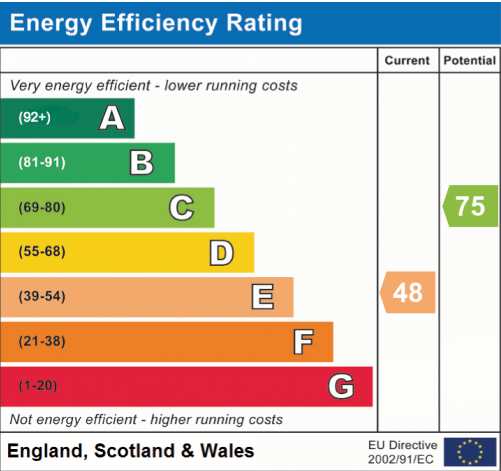
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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