



## 21 Park Road, Cosby, Leicester. LE9 1RN

- Modern Individual Four Bedroom Extended Detached
- Spacious Feature Living Family Dining Kitchen
- Lounge, Utility lobby, Cloaks/Wc
- Landing, Four Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway and Garage
- Attractive Good Size Landscaped Rear Garden
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band E





## PROPERTY DESCRIPTION

---

Modern individual extended detached home in a sought after location in the village of Cosby. Extended to the rear with a fantastic spacious feature living/dining kitchen, an internal viewing is considered essential to appreciate this individual family home. The property comprises of entrance porch, entrance hall, cloaks/wc, front lounge with bay shelf window and feature gas fire. The ground floor is completed by the superb living space created by knocking through and extending the original dining room and kitchen to create a really superb open plan area ideal for modern living. Fitted with a range of base and wall units, high quality integrated appliances, breakfast bar, tile flooring, velux windows and rear windows and doors giving an open aspect of the private rear garden. Located off the kitchen is also a useful utility lobby with door leading to the rear. To the first floor the generous landing gives access to the four bedrooms all with in built store cupboards. There is a family bathroom and the master bedroom also has the benefit of a en suite shower room. Further benefitting from gas fired central heating system and double glazing. Externally to the front of the property there is a block pave driveway with border and low wall front leading to the single integral garage. There is a side gate that leads to the landscaped rear garden with extensive patio with borders, faux grass area leading to a secret garden area to the rear along with shed standing. EPC rating is C and Council tax is band E.





## ROOM DESCRIPTIONS

---

### Entrance Porch

### Entrance Hall

### Cloaks/Wc

### Lounge

19' 3" x 10' 8" into rec (5.87m x 3.25m)

### Living Dining Kitchen

26' 6" maximum width into kitchen area x 25' 5" max to patio doors (8.08m x 7.75m)

### Utility Lobby

8' 11" max angular shape x 6' 8" (2.72m x 2.03m)

### Landing

### Bedroom

13' 10" plus ent area x 11' 11" max (4.22m x 3.63m)

### En Suite Shower Room

### Bedroom

12' 6" into rec x 9' 3" (3.81m x 2.82m)

### Bedroom

10' 9" x 8' 10" (3.28m x 2.69m)

### Bedroom

7' 10" x 7' 1" (2.39m x 2.16m)

### Family Bathroom

8' 8" x 7' 7" (2.64m x 2.31m)

### External

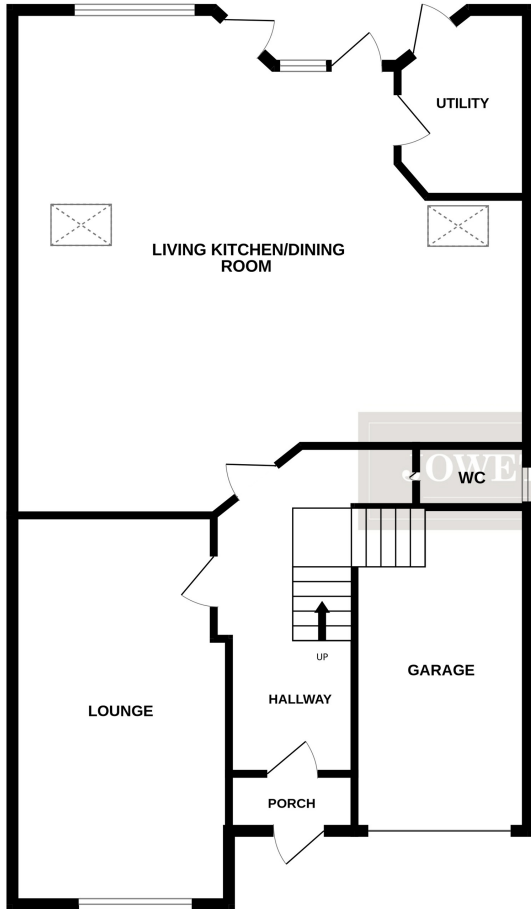
### Garage

15' 9" x 8' 1" (4.80m x 2.46m)

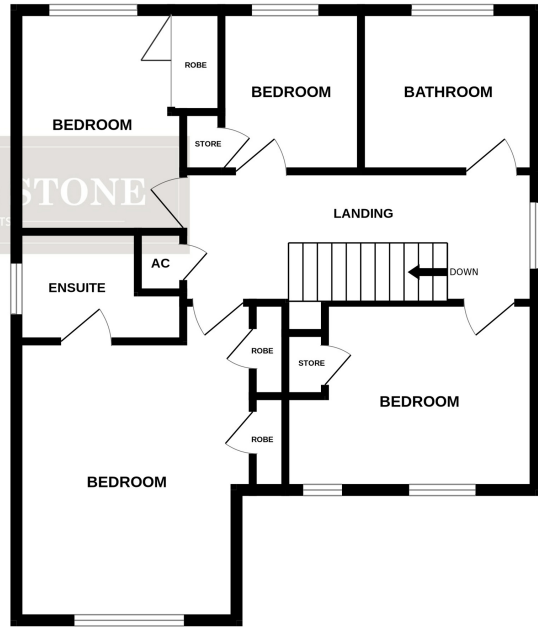
### Rear Garden



GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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.  
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>85</b>
(69-80)	<b>C</b>	<b>76</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