

FOR SALE

£425,000 Freehold



52 Main Street, Cosby, Leicester. LE9 1UU

- Four Bedroom Detached Cottage Offering Fantastic Potential
- Located In The Heart Of Cosby Village On A Lovely Plot Position
- In Need Of Renovation And Improvement
- Two Reception Rooms, Kitchen, Utility, Shower Room/Wc
- Landing, Three Double Bedrooms, Study/Nursery, Family Bathroom
- Off Road Parking
- Front Garden Overlooking Village Brook
- Viewing Recommended To Appreciate Potential
- EPC Awaited & Council Tax Band D



PROPERTY DESCRIPTION

Detached cottage offering fantastic potential. Located in the heart of Cosby village within the conservation area and sitting on a lovely plot position, it offers an ideal opportunity for the purchaser to create a beautiful village home. Offered with no onward chain, viewing recommended. In brief the cottage comprises of entrance area leading to the two reception rooms with dual aspect windows, 15ft kitchen fitted with base and wall units and two front elevation windows, utility room, downstairs shower room/wc. To the first floor the landing leads to three double bedrooms a study/nursery and a family bathroom. The property further benefits from gas fired central heating system. Externally the property is ideally located overlooking the brook and St Michael & All Angels Church and has a well stocked front garden setting the property back from the road. There is a driveway providing off road parking and a side shed standing area and small storage area to the rear of the property. Viewing is essential to appreciate. EPC ratings awaited, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Reception Room One

14' 0" x 10' 3" into rec (4.27m x 3.12m)

Reception Room Two

14' 1" x 12' 6" max into rec (4.29m x 3.81m)

Kitchen

15' 4" x 7' 7" (4.67m x 2.31m)

Utility Room

5' 10" x 5' 9" (1.78m x 1.75m)

Ground Floor Shower Room/Wc

9' 1" x 5' 9" (2.77m x 1.75m)

Landing

Bedroom

14' 6" x 10' 2" to back of robe (4.42m x 3.10m)

Bedroom

12' 11" x 10' 9" into rec (3.94m x 3.28m)

Bedroom

9' 10" x 8' 0" plus ent rec (3.00m x 2.44m)

Bedroom/Study

10' 7" x 5' 4" (3.23m x 1.63m)

Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

External

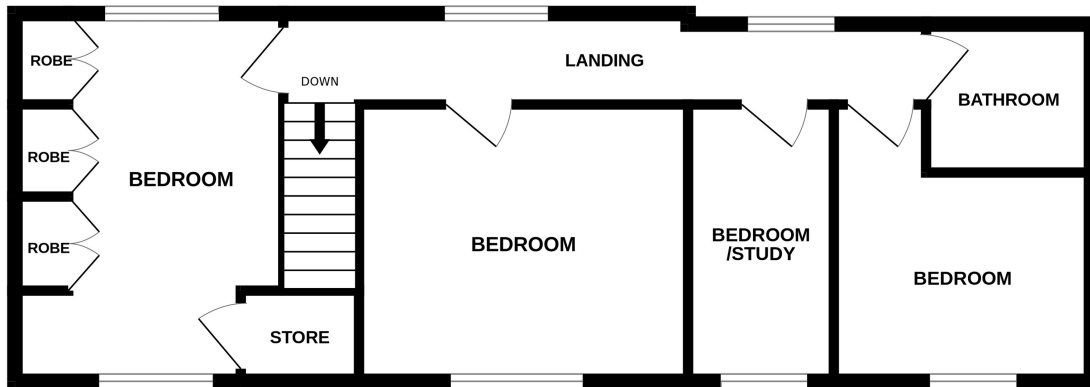
Front Garden



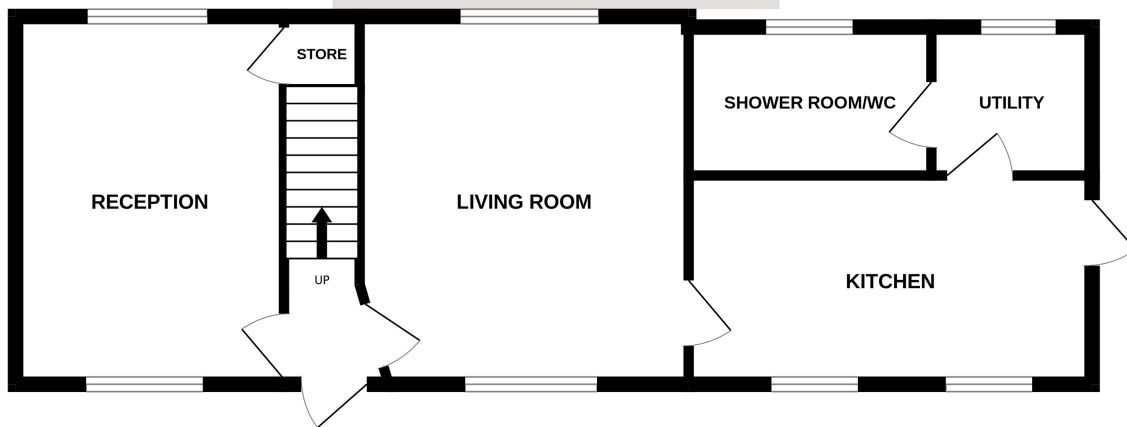
FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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