



## Cosby Road, Littlethorpe, Leicester. LE19 2HG

- Superb Three Double Bedroom Modern End Townhouse
- Extended To The Rear Creating A Stunning Family Living Kitchen
- Ent Hall, Lounge, Large Family Living Kitchen, Cloaks/Wc
- Landing, Two Double Bedrooms, Family Shower Room/Wc
- Second Floor Master Bedroom With En Suite Shower Room
- Landscaped Rear Garden
- Driveway leading to Single Garage
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band C





## PROPERTY DESCRIPTION

Superb three bedroom three storey modern end townhouse. Extended to create a fantastic family living kitchen to the rear with high ceiling window and bi folds leading out to the rear. An internal viewing is considered essential to appreciate the size, style and layout of this lovely home. The property comprises of entrance area, generous lounge with feature electric fire and front bay window, superb rear family living kitchen fitted with a range of modern base and wall units, cloaks/wc. To the first floor the landing gives access to two double bedrooms, family shower room/wc, and store cupboard. To the second floor is the good size master bedroom with storage and an en suite shower room/wc. Further benefitting from gas fired central heating and double glazing. Externally to the rear the garden has been landscaped with a feature patio, lawn, modern fencing with lighting and access to the garage to the rear. The garage has an up/over door with a driveway providing car standing in front. The property offers the very best of modern living and is ready to move into, call us now to book your viewing appointment. EPC rating is C and council tax is band C



## ROOM DESCRIPTIONS

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### Entrance Area

#### Lounge

13' 6" max into rec x 15' 10" plus bay (4.11m x 4.83m)

#### Family Living Kitchen

23' 6" max x 17' 9" max reducing to 8'11" in kitchen area (7.16m x 5.41m)

#### Cloaks/Wc

#### Landing

#### Bedroom

9' 9" max red to 7'8" x 15' 0" (2.97m x 4.57m)

#### Bedroom

11' 3" max x 10' 0" (3.43m x 3.05m)

#### Family Shower Room/Wc

6' 0" x 8' 6" (1.83m x 2.59m)

#### Second Floor Landing

#### Master Bedroom

13' 6" red to 8'2" x 16' 2" (4.11m x 4.93m)

#### En Suite Shower Room/Wc

6' 5" max x 6' 4" (1.96m x 1.93m)

#### External

#### Rear Garden

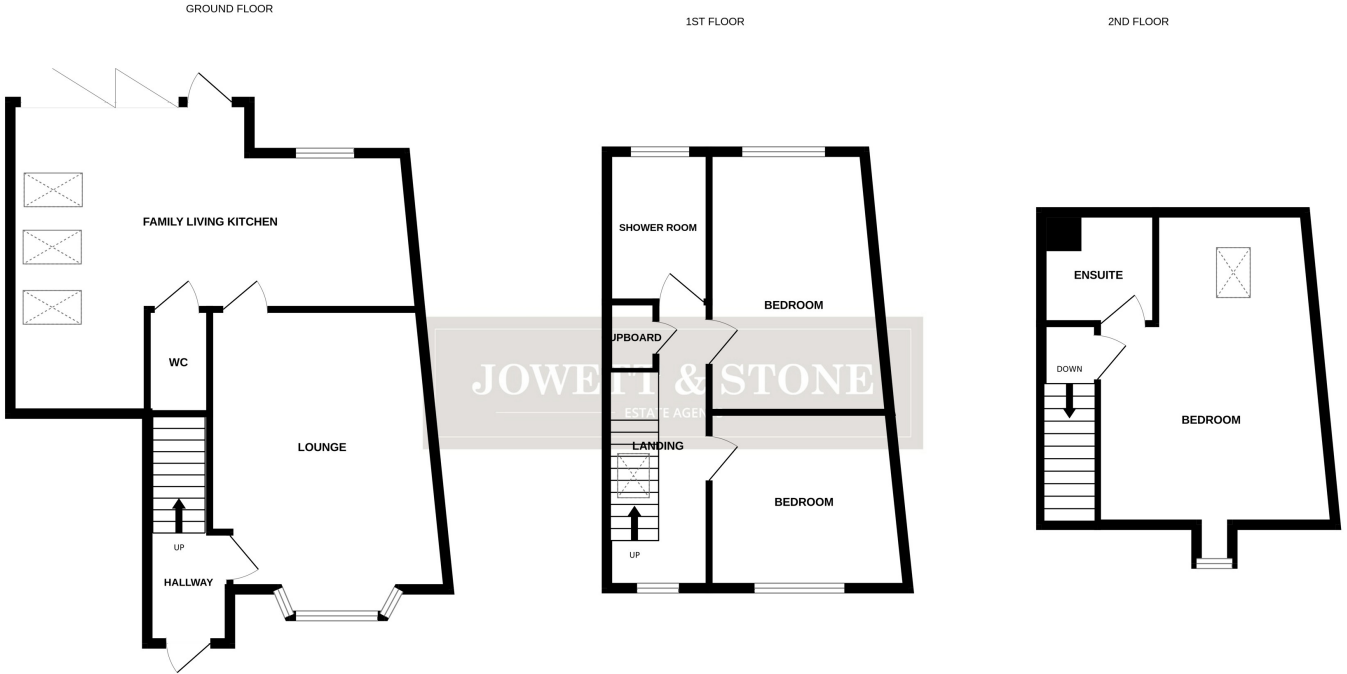
#### Single Garage

8' 7" x 16' 8" (2.62m x 5.08m)





# FLOORPLAN & EPC



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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		78	
(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	

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