



3 The Old Chapel, Chapel Lane, Cosby, Leicester. LE9 1RG

- Individual Period Detached Property In Sought After Village Location
- Spacious And Flexible Accommodation Throughout
- Entrance Hall, Lounge, Snug/Library, Hobbies Room/Study
- Dining Room, Kitchen, Pantry, Cloaks/Wc, Utility, Workshop
- Four Double Bedrooms, Landing/Study Area, Bathroom
- En Suite And Walk In Wardrobe To Master Bedroom
- Off Road Parking, Secret Garden To Side Of Property
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating C & Council Tax Band E



PROPERTY DESCRIPTION

Spacious and individual period detached property in the sought after village of Cosby. The Old Chapel is a fantastic home offering flexible accommodation throughout. The property has been refurbished by the present owners in recent years and comprises of good size entrance hall with cloaks/wc, store and feature staircase leading to the first floor. The lounge has dual aspect windows to the side and front and also gives access to the front snug/library. The dining room is a good size with feature window to the front and open access to the modern kitchen fitted with a range of base and wall units with integrated appliances, there is also a useful pantry/store. The ground floor is completed by a hobby/study which in turn leads to a large utility with store and in turn a rear workshop. To the first floor there is a landing area big enough to use as a home office and this gives access to the four double bedrooms and a family bathroom. The master bedroom also has the benefit of a walk in wardrobe and an en suite shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally the property is located on a popular lane and positioned next to the access to Cosby golf club. The secret garden for the property is located to the other side of the access and benefits from wooden gates leading to off road car standing and steps down leading to lovely social garden area with lawn, raised borders and wall surround. An internal viewing is essential to appreciate the size and layout of this lovely home. EPC rating is C, Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

12' 4" x 10' 0" plus rec (3.76m x 3.05m)

Lounge

15' 4" x 13' 2" into rec (4.67m x 4.01m)

Dining Room

15' 3" x 10' 0" into rec (4.65m x 3.05m)

Kitchen

14' 6" x 9' 11" (4.42m x 3.02m)

Pantry

Cloaks/Wc

Hobby Room/Study

12' 6" into rec x 9' 10" (3.81m x 3.00m)

Utility Room

10' 0" plus ent area x 9' 10" into rec (3.05m x 3.00m)

Workshop

10' 0" x 5' 10" (3.05m x 1.78m)

Landing/Study Area

13' 8" x 12' 6" (4.17m x 3.81m)

Master Bedroom

16' 2" into rec x 10' 0" plus ent area (4.93m x 3.05m)

Walk In Wardrobe

9' 4" x 6' 3" max red to 3'11"(2.84m x 1.91m)

En Suite Shower Room/Wc

Bedroom

Bedroom

13' 2" into rec x 9' 2" (4.01m x 2.79m)

Bedroom

13' 2" into rec x 10' 1" (4.01m x 3.07m)

Family Bathroom

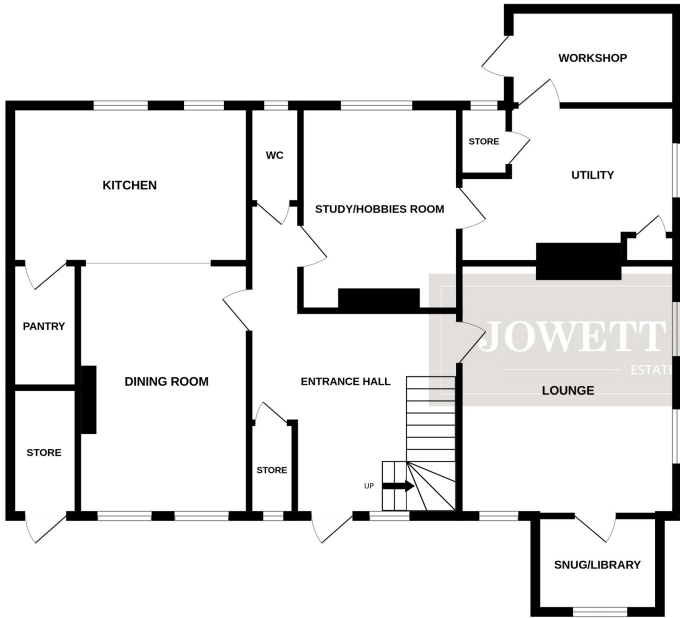
External

Secret Garden

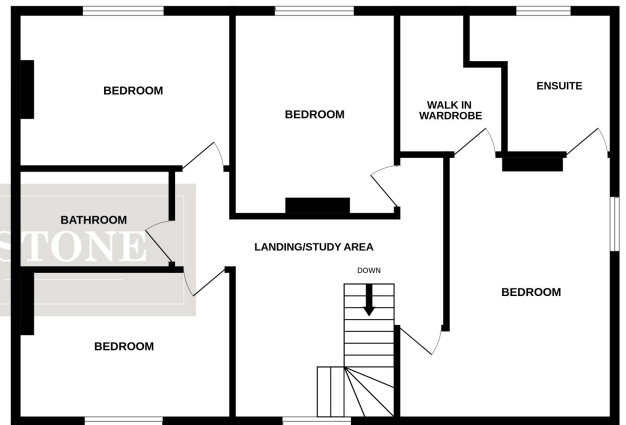


FLOORPLAN & EPC

GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk