

FLOOR PLAN

DIMENSIONS

Porch
1'09 x 7'01 (0.53m x 2.16m)

Entrance Hall

Lounge
17'03 x 11' (5.26m x 3.35m)

Dining Room
9'02 x 8'10 (2.79m x 2.69m)

Kitchen
10'09 x 8'11 (3.28m x 2.72m)

Downstairs Cloakroom
5'09 x 2'02 (1.75m x 0.66m)

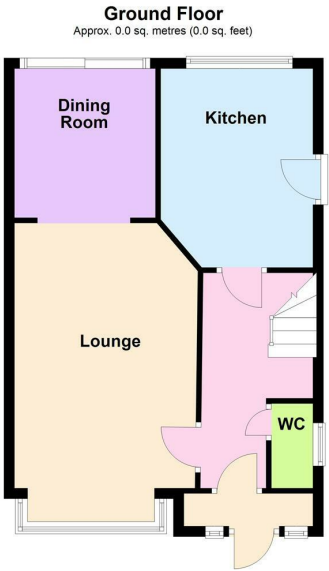
Landing

Bedroom One
12'07 x 10'01 (3.84m x 3.07m)

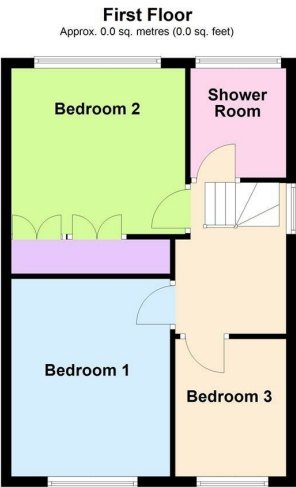
Bedroom Two
12'03 x 11'02 (3.73m x 3.40m)

Bedroom Three
8'06 x 7' (2.59m x 2.13m)

Shower Room
7' x 5'10 (2.13m x 1.78m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

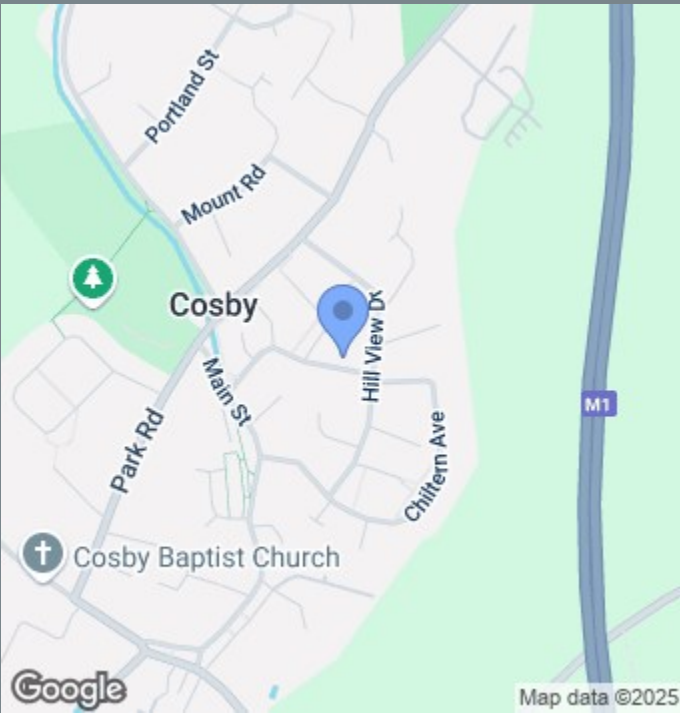


OVERVIEW

- Auction 31st July, Guide Price £239,000 plus fees
- Detached Family Home With No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms & Shower Room
- Driveway & Detached Garage
- Well Established Rear Garden
- Fabulous Village Location
- EER - C, Freehold, Tax Band - C

LOCATION LOCATION....

Cosby is a lovely village and hosts many community events such as the annual Cosby duck race & the infamous Yarn Bomb. The village has its own primary school, with facilities in the village including butchers, newsagents, hairdressers, chemist, supermarkets, a well renowned fish & chip shop, local pub with a chinese restaurant and an Indian restaurant. The village also boasts two cafes, Tithe Barn and The Cook in the Nook, both offer an outstanding range of locally sourced quality food and drink. There are also a number of walks that allow you to explore the local countryside. Cosby lies approximately seven miles from Leicester City Centre with easy access to the M1/M69. Nuneaton, Rugby, and Market Harborough Train Stations all having good links to London.



THE INSIDE STORY

OFFERED FOR SALE THROUGH SDL AUCTION - 31st July 2025
Guide Price £239,000+ plus fees

<https://www.sdlauctions.co.uk/property/47334/detached-house-for-auction-leicester>

Nestled in the charming village of Cosby, this detached family home is brimming with potential and offered for sale with no onward chain, making it an ideal opportunity for those looking to put their own stamp on a property. Beyond the welcoming porch—perfect for coats and muddy boots—you'll find a spacious entrance hall leading to a bright lounge with a characterful bay window, and a separate dining room that opens out to the delightful rear garden via patio doors. The kitchen and downstairs cloakroom complete the ground floor. Upstairs, there are three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, and a stylish modern shower room adding a contemporary touch. Outside, a driveway and detached garage with an up-and-over door offer ample parking and storage. The front garden is framed by charming rose bushes, while the generous rear garden is a peaceful haven, perfect for family life or summer entertaining. While some updating is needed, this home presents a rare opportunity to create something truly special in a sought-after village setting.