

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)

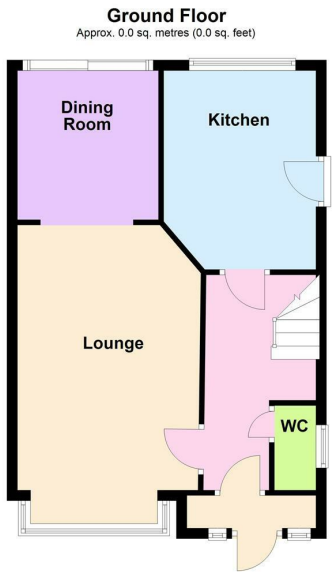
Landing

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

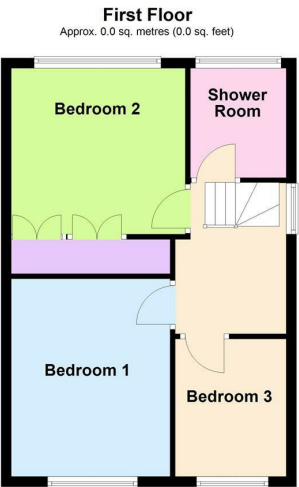
Bedroom Two
12'03 x 11'02 (3.73m x 3.40m)

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)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

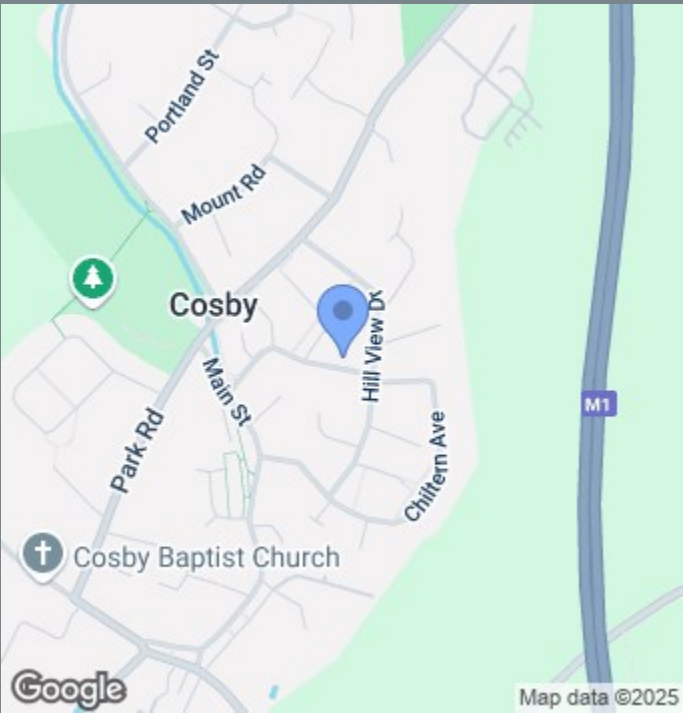
14 Ashtree Road, Cosby, LE9 1UA
By Auction £239,000

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 - tbc, 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.

