

## Room Sizes

Entrance Hall

Open Plan Living Dining Kitchen

30'05x71 max

Bedroom One

15x12

Shower room

8x4

Study

9x7

Bedroom Two

11'02x9'11

En Suite Bathroom

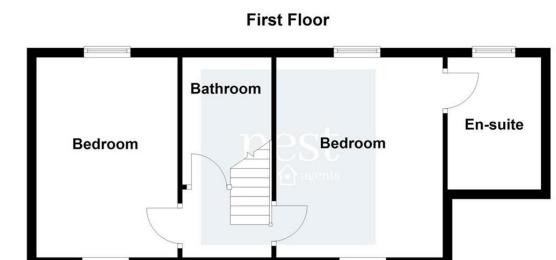
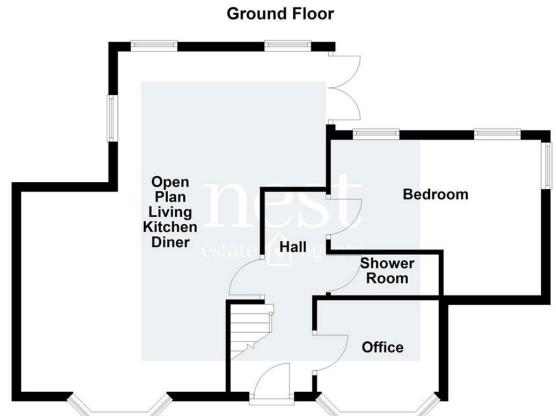
6x9

Bedroom Three

11x9'11

Main Bathroom

8x5



**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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATION** 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Chapel Lane, Cosby, Leicester LE9 1RG

£480,000

Coming Soon!  
**nest**  
estate  agents  
*New Build  
Dorma Bungalow*

# The Story Begins

- COMING SOON ! Three Bedroom Dorma Bungalow
- Opportunity to customise property to make it your own
- Build due to complete spring 2025
- Entrance hall & Study
- Open Plan Living Dining Kitchen & Summer Room
- Main Bedroom & Shower Room
- Three Double Bedrooms
- Main Bathroom & En Suite Shower Room
- Driveway & Private Elevated Rear Garden
- Council Tax Band TBC | EPC Rating TBC | Freehold

## Location Is Everything

Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, post office, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



## Inside Story

This brand new home in Cosby presents an exceptional opportunity for those looking to personalise their living space. Currently under construction and scheduled for completion around Spring 2025, this property offers the unique advantage of allowing buyers to choose their preferred flooring and fittings, in collaboration with the local builder.

The thoughtfully designed accommodation plans are in the early stages but envisage a versatile layout. The ground floor will feature a bedroom and bathroom, ideal for guests or as an accessible living option. The heart of the home will be a spacious living kitchen area, perfect for modern living and entertaining. Additionally, there will be a snug or office providing a retreat or workspace.

On the first floor, the plans include two bedrooms and a shower room, offering flexible accommodation suitable for families or those needing additional separate living areas.

Set in the desirable location of Cosby, this new build promises contemporary style and comfort in a village setting, combining the charm of a close-knit community with the convenience of modern living amenities. For those interested in this exciting opportunity to influence the finishing details of your future home, please contact nest for more details on 0116 2772277.