



Cosby Hill Farmhouse (South Wing), Lutterworth Road, Cosby

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Recently refurbished semi-detached farmhouse set within a generous garden in a rural setting.

The property is set back from Lutterworth Road (A426), 9 miles to Leicester City Centre, 3 miles to Countesthorpe Village.

The property

The Property Briefly Comprises:

Ground Floor: entrance hall; kitchen; dining room; sitting room; office; family bathroom.

First Floor: master bedroom and ensuite; two further double bedrooms.

Outside

Generous garden to the front and secure yard to rear with extensive parking.

Services

The Property benefits from mains water, electricity, LPG gas, telephone and septic tank.

EPC - E

Stamford

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60 offices across England and Scotland, including Prime Central London

Directions

From the Lutterworth Road (A429) the property is located down a shared track immediately to the south after the M1 over pass.

General

Local Authority: Blaby District Council

Council Tax: Band B

Fixtures and Fittings: The house is let unfurnished other than a cooker

Tenancy Notes

The tenant will be required to pay a deposit of £1,380 prior to the tenancy commencing. Returned to the Tenant on satisfactory termination of the tenancy.

Rent

£1,200 pcm

Initial Term

12 months minimum

Available

1st May 2021

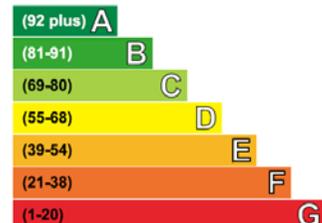
Viewings

Strictly by appointment only with the agents, Strutt & Parker on 01780 484 040.



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	73
34	

Not energy efficient - higher running costs

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