

Jim Armetts Close

Osgathorpe, Loughborough, LE12 9FR

John
German






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Offers in region of £490,000



Situated in the picturesque village of Osgathorpe and surrounded by Leicestershire countryside, this stylish and well-presented home is ideal for modern family living, benefiting from open plan living, a well equipped kitchen and a study allowing for a dedicated home working space.

The North-West Leicestershire village of Osgathorpe is surrounded by picturesque countryside. With the historic St. Marys church dating to the fourteenth century the village maintains excellent transport links, with the towns of Ashby-de-la-Zouch and Loughborough within easy reach – as are the M1 and A42.

This 2017 development is positioned on the outskirts of the village, finished to a high standard and enjoying all the conveniences you would expect from a modern family home, including underfloor heating to the ground floor.

The attractive frontage is gated, with the front door opening to the bright and inviting hallway, having stairs rising to the first floor and doors to the various downstairs rooms, including a useful guest cloakroom and understairs storage cupboard.

The study is located to the front of the property, providing a dedicated home working space with dual aspect windows to the front and side aspects.

Opposite, the lounge/diner is an impressive size, with the double glazed windows to the front aspect having inset blinds. There is a feature electric fireplace with the room flowing through to the dining area which offers views out over the rear garden and access through to the stylish breakfast kitchen.

Having a comprehensive range of two-tone storage units and granite work surface over, the beautifully presented kitchen boasts an AEG oven, microwave, induction hob and overhead extractor, with there also being a wine cooler and a breakfast bar hosting the inset sink and drainer unit with waste disposal and a adjacent Zip tap – providing instant boiling water. Patio doors open to the rear garden – again featuring inset blinds.

The utility offers further storage and work surface, with there being undercounter appliance space having plumbing for a washing machine and tumble dryer.

Upstairs, the landing has doors off to the four bedrooms and family bathroom. Bedroom one is a fantastic double with built in wardrobes and three double glazed windows plus the benefit of its own ensuite with underfloor heating, part tiling, an enclosed shower cubicle, low level WC, hand wash basin and heated towel rail.

The second bedroom is another double, looking out over the far reaching views to the rear and also having an equally well presented ensuite again with underfloor heating, an enclosed shower cubicle, WC, hand wash basin and heated towel rail.

Bedroom three is again a double with ample space for bedroom furniture in addition to a double bed, having a double glazed window overlooking the front aspect.

The fourth bedroom, suitably sized for a double bed is currently used as a single and office space. Bedrooms three and four are serviced by the family bathroom comprising a panelled bath with shower over, WC, hand wash basin and chrome heated towel rail – with underfloor heating.

Externally, the partly walled rear garden has both a patio area and lawn, with the planted borders hosting a variety of plants and shrubs. The block paved driveway is gated and offers secure off road parking for two vehicles. The garage has an electric roller door and a high boarded ceiling providing storage, power and light point. A side passage between the property and the garage offers additional storage and allows for access from the front to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/120423 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F





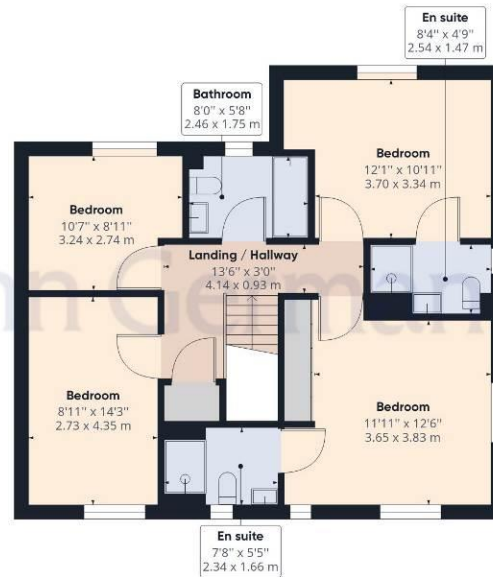


Ground Floor

Approximate total area⁽¹⁾

1580.64 ft²

146.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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