

# Ashby Road

Osgathorpe, Loughborough, LE12 9SR



Excellent high specification modern semi detached village home close to open countryside and offering stylish living space. There is a generous lounge, guest WC, granite top dining kitchen, two large double bedrooms, contemporary bathroom, off road parking and garage to the rear. Remainder of NHBC warranty.

£235,000

John German 

Built to a luxury specification by Chevrin Homes in 2018, this property features underfloor heating to the ground floor and bathroom, solid timber internal doors, deep skirting boards, brushed stainless steel socks and switches, ornate coving to the ceiling and a luxury granite topped fully integrated kitchen with contemporary family bathroom on the first floor. There is much to like about the property and we would highly recommend a viewing.

The property has a picket fenced edge fore garden and set beneath a canopy porch, the entrance door opens and allows you inside to the generous sized living room which has staircase leading off, ornate coving to the ceiling, deep skirting and a useful understairs storage cupboard. There is a guest cloakroom which has half height tiling to two walls, electric ladder towel radiator, WC and floating vanity wash hand basin with storage beneath.

Running full width of the property is the open plan kitchen/diner with Camaro wood flooring. The kitchen itself is well equipped with base and wall mounted cabinets wrapping around the room with granite countertops and undercounter sink with mixer tap, ceramic hob with oven set beneath and there is integrated dishwasher, washing machine and fridge freezer. There is ample space for a dining table and French double doors overlook the rear garden and give access out onto the patio area.

Upstairs on the first floor you will find there are two full width excellent sized double bedrooms, interchangeable in use as the main room. The rear bedroom is currently being used as bedroom one and has a lovely view over the rear garden and countryside views beyond.

The contemporary family bathroom is well appointed with a white suite comprising panelled bath with glazed shower screen and mains shower over with dual shower heads, there is floating vanity wash hand basin with two drawers set beneath, WC and attractive tiling to the walls.

Outside, to the rear of the property is a shared driveway access which leads to a parking area where you have your designated parking space and garage beyond. The garden to rear is laid mainly to lawn with paved patio area and enjoys a good degree of privacy.

The property also benefits from an alarm system.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07032024

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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