

Plot 2 – The Inglebirch – Osgathorpe Grange

Dawsons Road, Osgathorpe, LE12 9SZ



- Double Fronted Four Bedroom Detached House
- Delightful Village Location
- Separate Study
- High Spec Spacious Living/Kitchen
- Granite Worktops, Boiling Tap and Integrated Appliances
- Floor Coverings and Turfed Gardens
- Single Garage with Remote Control Door
- 10 Year Premier Guarantee Warranty

£465,000

John German 

Ground Floor Accommodation;
 Hallway
 Study 2.58m x 3.30m
 Living/Dining Area 7.17m x 3.92m
 Kitchen 4.15m x 5.57m (max)
 Utility
 Store
 W/C.

First Floor Accommodation;
 Landing
 Bedroom 1 3.76 x 4.30m with en-suite
 Bedroom 2 3.35 x 4.35m (max) with en-suite
 Bedroom 3 4.30 x 2.70m
 Bedroom 4 2.74 x 3.21m (max)
 Family Bathroom
 Store



GROUND FLOOR

INGLEBIRCH



FIRST FLOOR

INGLEBIRCH

Osgathorpe Grange is an exciting new development of just sixteen 2,3,4 & 5 bed roomed homes. Backing directly on to open countryside and enjoying fine rural views the properties are all sold with the benefit of a ten-year Premier Guarantee Structural Warranty. The homes have been designed in a traditional style to compliment the delightful village surroundings, yet internally are arranged to suit modern living, with large open plan living kitchens, with integrated appliances & granite worktops. All of the properties have underfloor heating as standard to the ground floor and floor coverings throughout.

Osgathorpe is a popular, traditional village and has a Church, Village Inn and Primary School and whilst it nestles in the quiet countryside of North West Leicestershire, it is handily located between the busy Market Towns of Ashby-de-la-Zouch and Loughborough, East Midlands Airport is approximately 5 miles away and junction 23 of the M1 is about 4 miles away. Birmingham, Derby, Leicester and Nottingham are all within an hours drive.

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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