



96 Main Street, Osgathorpe, Loughborough, Leicestershire.
LE12 9TA

£380,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

FANTASTIC OPPORTUNITY! Reddington Sales & Lettings are pleased to present to market this spacious, 4 BEDROOM DETACHED family home, which is situated in the countryside village of Osgathorpe which has GREAT COMMUTING LINKS to the surrounding towns and villages. The property does require internal modernisation throughout, however offers very spacious living with 2 RECEPTION ROOMS, a kitchen/diner, 4 generous bedrooms and an en-suite to the master. To the front, there is ample off road parking and to the rear, a good sized garden. Viewing is very highly recommended to appreciate the size and potential of this property!

EPC awaited, Council tax band E.

Please note- This property is connected to mains water, however not mains gas.

FEATURES

- 4 well proportioned bedrooms
- Off road parking for several cars
- Excellent commuter links
- Open countryside on doorstep
- Detached family home
- EPC awaited
- Integral garage
- Requires internal modernisation
- En suite to the master



ROOM DESCRIPTIONS

Front

A traditional frontage with ample off road parking on the block paved driveway. There is also a laid to lawn front garden and side gated access which leads round to the rear garden.

Integral Garage

A good sized integral garage with up and over door, power and lighting.

Entrance Hall

A welcoming entrance with wood effect laminate flooring, ceiling pendant lighting, heating radiator, stairs leading up to the first floor and door access to the lounge and kitchen/diner.

WC

A handy ground floor cloakroom with WC, hand wash basin, vinyl flooring, heating radiator, tiled splashbacks and ceiling pendant lighting.

Lounge

4.39m x 4.55m (14' 5" x 14' 11") A generous sized lounge with UPVC double glazed bay window, feature electric fireplace with surround, heating radiator, ceiling pendant lighting, carpeted and double doors leading through into the dining room.

Dining Room

3.63m x 2.93m (11' 11" x 9' 7") A good sized second reception room with UPVC double glazed sliding doors leading out to the rear, heating radiator, ceiling pendant lighting and carpeted.

Kitchen/Diner

4.73m x 3.08m (15' 6" x 10' 1") A great sized kitchen/dining area with UPVC double glazed window to the rear, UPVC back door leading out to the garden, a selection of matching wall and base units with worktop over, 1 1/2 bowl sink and drainer, integrated double oven, integrated electric hob with extractor, tiled flooring, tiled splashbacks, integrated dishwasher, integrated fridge/freezer and space and plumbing for washing machine. Under counter and pendant lighting.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all 4 bedrooms, family bathroom and an airing cupboard.

Bathroom

A large family bathroom with UPVC double glazed frosted window to the rear, panelled bath with wall mounted shower, tiled walling, WC, bidet, vanity hand wash basin, ceiling pendant lighting, heating radiator and carpeted.

Master Bedroom

5.26m x 3.99m (17' 3" x 13' 1") An impressive master with UPVC double glazed window to the front, large fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

En-Suite

With UPVC double glazed frosted window to the front, step in shower cubicle with wall mounted electric shower, WC, vanity unit hand wash basin, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 2

3.33m x 3.61m (10' 11" x 11' 10") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

3.99m x 2.77m (13' 1" x 9' 1") Double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

2.29m x 3.02m (7' 6" x 9' 11") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A good sized rear garden with laid to lawn area, slabbed patio, planted borders and fenced boundaries.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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