



94 Main Street

Osgathorpe | LE12 9TA | Asking Price £460,000

ROYSTON
& LUND

- Detached Family Home
- Double Driveway and Integral Garage
- Bathroom + Ensuite
- Immaculately Presented
- EPC Rating D
- Four Bedrooms
- Fully Integrated High Quality Kitchen
- Downstairs WC
- Freehold
- Council Tax Band E





Royston and Lund are delighted to offer to the market this well presented four bedroom detached family home in Osgathorpe. The property has been recently renovated throughout and finished to a high standard, featuring modern kitchen and bathrooms, this home is ready to move into. Situated with good transport links for the A42, Nottingham, Leicester & Birmingham.



Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner, garage and stairs to the first floor. The lounge offers a generous living area and has a feature log burner with exposed brick surround. The kitchen diner runs the full width of the property and has a modern fitted kitchen area with double oven, hob, extractor fan, dishwasher, washing machine and space for an American style fridge/freezer. To the first floor there are four bedrooms and a three piece bathroom. There are built in wardrobes to bedrooms one, two and three, while the main bedroom also benefits from an en-suite shower room.

To the front there is off street parking for two cars and an integral garage with secure gated access down the side. At the rear there is a lawned garden with a patio that runs the full width of the property, a further seating area and fenced boundaries.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 140.8 sq. metres (1515.7 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

