



NICK HUMPHREYS
SALES · LETTINGS · STUDENT

SINCE 1986

Jim Armetts Close, Osgathorpe, Leicestershire, LE12 9FR

£349,950

Ground Floor

Entrance Hall

With Karndean flooring and underfloor heating, door to the front and cupboard under the stairs.

Modern Dining Kitchen

Upvc bay window to the front, Karndean underfloor heating, an extensive modern range of fitted cupboards and worktops, fitted fridge/ freezer, built in dishwasher, plumbing for a washing machine, double oven, electric hob and single drainer sink unit.

Cloakroom

Karndean floor with underfloor heating, low level wc, wash hand basin and towel radiator.

Lounge

Upvc window to the rear and french doors to the rear garden, Karndean heated floor and 2 wall lights.

First Floor

Landing

Loft access to part boarded loft area, built in cupboard and radiator.

Bedroom One

Fitted wardrobes, Upvc window to the front and radiator.

En- suite Shower room

Tiled floor and walls, shower cubicle with rain style shower, low level wc, wash hand basin towel radiator and upvc window to the side.

Bedroom Two

Upvc window to the side and radiator.

Bedroom Three

Upvc window to the rear and radiator.

Family Bathroom

With a contemporary suite comprising, low level wc, wash hand basin, panelled bath with shower over. Towel radiator, tiled floor and walls.

Outside

Small Front Garden

Turfed area, path to the front door.

Side Driveway

Off Road parking for up to three/four vehicles.

Car Port

Single Brick Garage

With remote controlled electric up and over door to the front , loft storage, power and light.

Rear Garden

Being enclosed for extra privacy and having a feature brick wall. Southerly facing direction, lawned rear, flowering and shrub borders, patio area, outside lights, tap and power points

Agents Note

The agent is informed of a quarterly £50.00 charge which relates to the maintenance of the communal grounds within the cul de sac.

Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band : C

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general

outline only for contract. Inter as statements inspection or c employment h warranty in re:

Hours Of Bus

Our office is c till 4pm.

