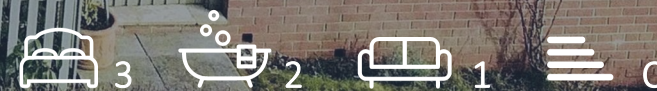


128 Ashby Road  
Osgathorpe, Loughborough, LE12 9SR

£300,000





## Brief Description

In the charming village of Osgathorpe with NO UPWARD CHAIN, this DELIGHTFUL HOME offers a perfect blend of MODERN LIVING AND RURAL TRANQUILITY. Built in 2018, the property boasts a HIGH-QUALITY SPECIFICATION, featuring three well-proportioned bedrooms and a contemporary en-suite with rainfall shower and family bathroom, included in this home high quality finish

You are welcomed in a inviting entrance hall adorned with luxurious LVT flooring & underfloor heatings that flows seamlessly throughout the ground floor. The hall gives access to a CONVENIENT GROUND FLOOR WC along with a SPACIOUS LIVING ROOM. This inviting space is enhanced by dual aspect double-glazed windows and French doors that open onto the SUN-DRENCH REAR GARDEN, creating an ideal setting for relaxation or entertaining. A striking marble fireplace surround with an inset gas fire adds a touch of elegance to the room.

Adjacent to the living room is a STYLISH KITCHEN DINER, featuring a range of dove grey units complemented by a sleek quartz worktop. The kitchen is equipped with fully integrated appliances, including a fridge, freezer, dishwasher, and washing machine, as well as an AEG double oven and grill, and a five-ring induction hob. The dual aspect windows and ceiling spotlights create a bright and airy atmosphere.

The first floor is accessed via a GALLERIED LANDING, which adds a unique architectural feature to the home. The master bedroom benefits from built-in wardrobes and an EN-SUITE SHOWER ROOM, while the additional bedrooms are equally inviting. THE FAMILY BATHROOM IS MODERN and well-appointed, featuring a bath with an electric shower, a WC, and a spacious wash hand basin.

Outside, the SOUTH-FACING REAR GARDEN is a true sun trap, complete with a paved patio and raised planted beds, all enclosed for privacy. The front and side gardens are beautifully landscaped with shrubs and picket fencing, while OFF-ROAD PARKING is available, leading to a single garage equipped with light and power suppl







## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Kitchen Diner

11'11" x 15'5" (3.63m x 4.70m)

Living Room

12'8" x 15'9" (3.86m x 4.80m)

## ON THE FIRST FLOOR

Landing

Master Bedroom

9'11" x 8'10" (3.02m x 2.69m)

En Suite

9'3" x 4'6" (2.82m x 1.37m)

Bedroom 2

12'4" x 8'8" (3.76m x 2.64m)

Bedroom 3

12'7" x 6'5" (3.84m x 1.96m)

Family Bathroom

7'3" x 6'6" (2.21m x 1.98m)

## ON THE OUTSIDE

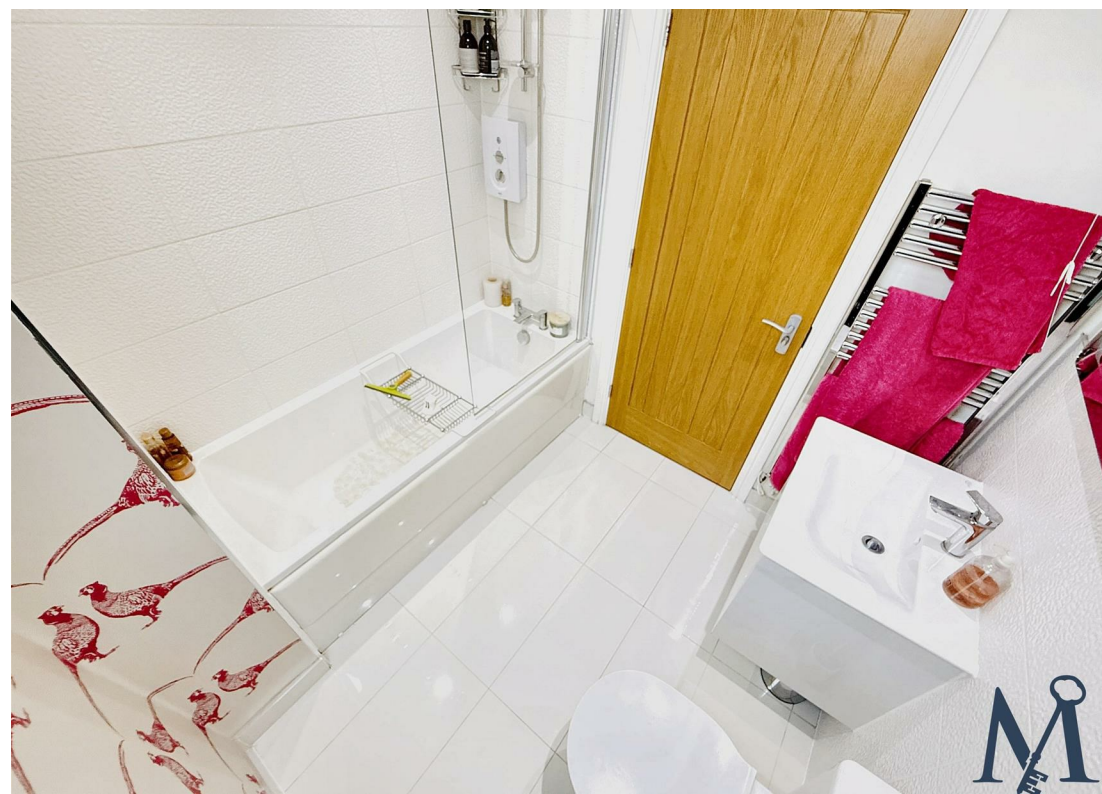
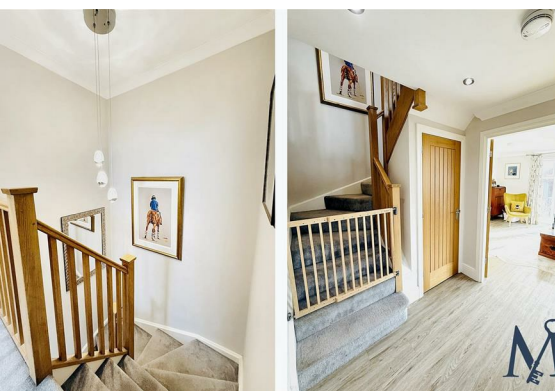
Front and Side Gardens

Rear Garden

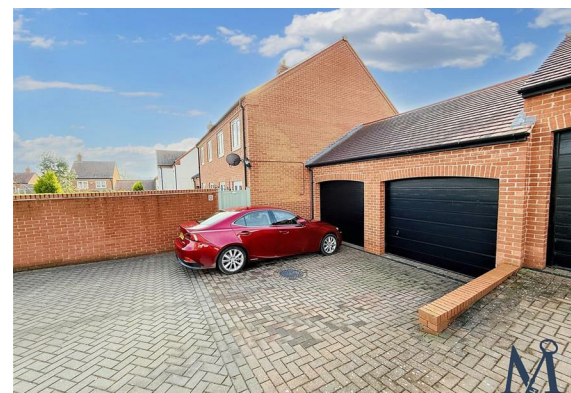
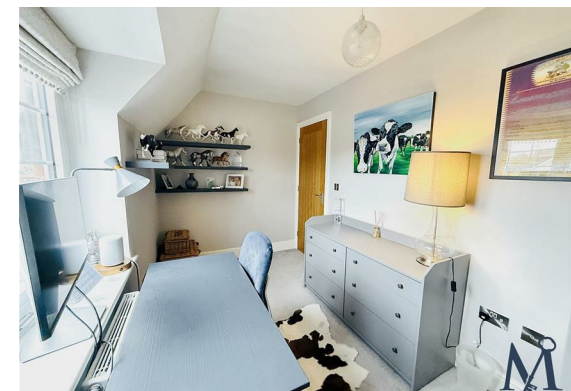
Off-Road Parking

Driveway

Single Garage

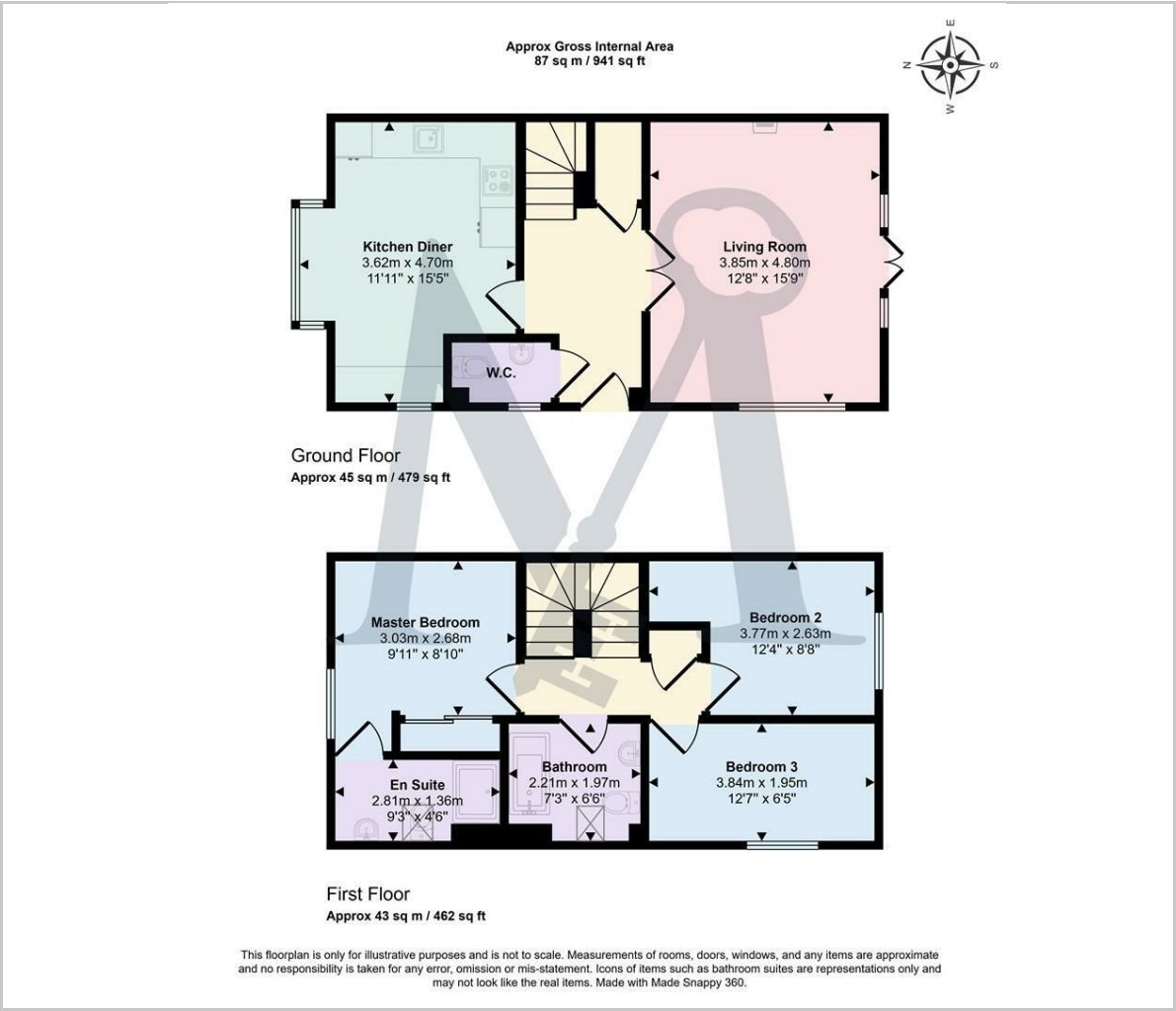








Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

