



The Osiers, Loughborough

welcome to

The Osiers, Loughborough

An ideal first time buy three bedroom semi-detached house within the Fair Meadows Development in Loughborough. In brief the accommodation comprising of hallway, lounge, kitchen diner, three well-proportioned bedrooms family bathroom, driveway and rear garden.

Entrance Hallway

Property is entered through a front door into the hallway which has carpeted flooring, radiator, stairs up to the first floor and door into the lounge.

Lounge

15' 6" x 10' 1" into the recess (4.72m x 3.07m into the recess)

Lounge has carpeted flooring, a radiator, upvc double glazed window to the front and door to the kitchen.

Kitchen

8' 9" x 13' 5" (2.67m x 4.09m)

Kitchen has a range of matching wall and base units with rolled edge work surfaces over, integral dishwasher and washing machine, space for a fridge freezer, one and half sink drainer with mixer tap, an under stairs store cupboard, upvc double glazed window to the rear as well as a rear door.

Landing

Landing has carpeted flooring, airing cupboard and a loft hatch and doors to all first floor rooms.

Bedroom One

8' 11" x 13' 6" into the recess (2.72m x 4.11m into the recess)

Bedroom One has carpeted flooring, radiator, upvc double glazed window to the rear and built in wardrobes.

Bedroom Two

6' 1" x 10' 1" (1.85m x 3.07m)

Bedroom Two has carpeted flooring, radiator, upvc double glazed window to the front elevation.

Bedroom Three

6' 10" x 6' 9" (2.08m x 2.06m)

Bedroom Three has carpeted flooring, radiator and upvc double glazed window to the front.

Bathroom

Bathroom has a three piece suite comprising a bath with electric shower over, a low level wc, a pedestal wash hand basin, radiator and a frosted double glazed window to the side.

Outside

Externally there is a driveway with ample off road parking for multiple vehicles with side access to the rear garden. The rear garden has a patio seating area, lawn areas, fenced boundaries and two sheds with south facing garden.





view this property online williamhbrown.co.uk/Property/LBH114285



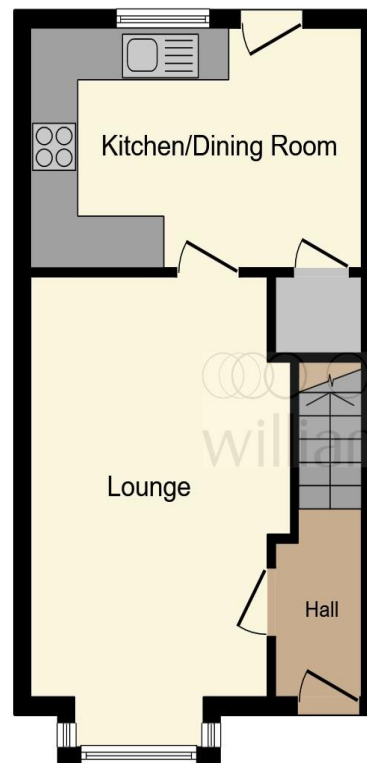
welcome to

The Osiers, Loughborough

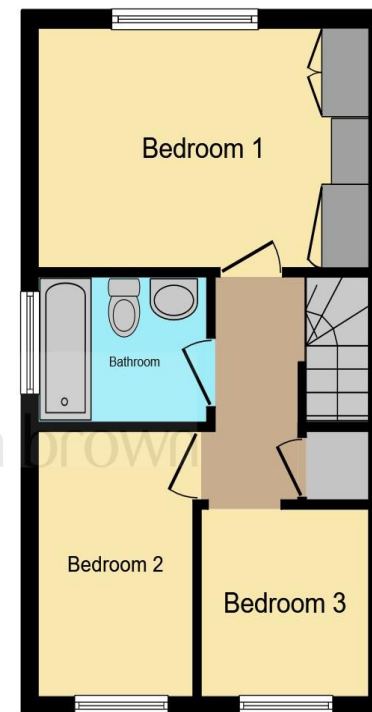
- Family Home
- Lounge
- Kitchen Diner
- Three well-proportioned bedrooms
- Driveway with ample off road parking

Tenure: Freehold EPC Rating: D

£235,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH114285



Property Ref:
LBH114285 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk