



Sinclair

Orchard House, 2 Main Street, Osgathorpe, Leicestershire, LE12 9TA

£795,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Individually Designed Property
- Open Plan Living Kitchen
- Pleasant Views
- Council Tax Band\*: G
- 5 Bedrooms
- Double Garage
- Sought After Village Location
- Price: £795,000

## Overview

Orchard House is an individually designed detached family home enjoying a position flanked by mature surroundings and benefitting from field/countryside views for most aspects. The property has flexible accommodation which in brief comprises reception hall, refitted cloakroom/WC, home office, living room, open plan family living kitchen (refitted 2024), with a range of high spec appliances, there is a utility room and pantry store; there is a further reception room which could be utilised as a family games room or formal dining room. On the first floor landing gives way to five bedrooms with contemporary fitted ensuite to the master, and a refitted family bathroom. The gardens and surrounds enjoy privacy to the plot, pleasant views to most aspects, further gardens to the front, side and rear in addition to a further plot of land with mature trees and shrubs located to the front of the property.

## Location\*\*

Osgathorpe is a small village which lies in a fold of the hills in North West Leicestershire and is about a quarter of a mile from the A512 (Coalville to Loughborough) Road. Remains of a stretch of the long-abandoned Charnwood Forest Canal can be seen alongside a footpath to the south of the village, running from Thringstone to an area known locally as 'The Snarrows' The Storey Arms is the village pub and is hoping to undergo change with an injection of funding to refurbish as a 'community pub', functioning as a centre for additional village based initiatives and services, including a shop, parcel drop and meeting room. Nearest Airport: East Midlands (5.8 miles). Nearest Train Station: Loughborough: (8.7 miles). Nearest Town/City: Coalville (4.1 miles). Nearest Motorway: M1 (J23)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

There are double oak doors with inset slimline windows through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a radiator, tiled flooring, double doors accessing the reception hall.

### RECEPTION HALL

The reception hall has a feature dog leg balustrade staircase to the centre accessing the first floor landing, there is tiled flooring, double doors accessing the main living room and further doors accessing the open plan family living kitchen, a cloaks cupboard, refitted downstairs cloaks/WC, home office and further reception room/family games room or formal dining room.

### DOWNSTAIRS CLOAKROOM/WC

The downstairs cloakroom/WC has been refitted with a stylish and contemporary suite comprising low flush WC with concealed cistern and a vanity unit surmounted by an oval wash hand bowl with chrome mixer tap over and drawer storage under, there is recessed shelving with LED downlights, contemporary wall mounted radiator and double glazed opaque glass window.

### HOME OFFICE

9'2 x 8'10 (2.79m x 2.69m)

Double glazed window overlooking the patio entertaining area and recessed fitted book shelves.

### MAIN LIVING ROOM

22'11 x 12'11 (6.99m x 3.94m)

This front to rear living room has a central feature fireplace with inset coal effect gas fed fire and double glazed sash style windows to both front and rear elevations with double french patio doors accessing the rear garden.

### RECEPTION ROOM TWO

17'11 x 17'9 (5.46m x 5.41m)

This room enjoys views over the front and side gardens with double glazed sash style windows to three elevations. The room could lend itself to a number of uses, for example formal dining room or family games room.

### OPEN PLAN FAMILY LIVING KITCHEN

30'1 x 12'11 max 12'4 min (9.17m x 3.94m max 3.76m min)

Refitted and restyled in 2024 this room serves as a central hub to the property. There is a lounge/seating area with decorative panel style wall and double glazed window overlooking the garden. The breakfast kitchen area has a feature central island unit with a marble worksurface continuing to a breakfast bar area, a range of storage units and pan drawers, there is an inset induction hob with inbuilt extractor, space for wine cooler. There are a bank of further units with a range of built-in WiFi NEFF appliances including two eye level ovens, microwave convection oven and warming drawer. To the far side of the room there is further marble worksurface with two inset copper sink units and matching swan neck style Hanstrom mixer instant boil tap, there are further integrated appliances including full length fridge, freezer and dishwasher. There are uPVC double glazed windows to the rear elevation overlooking the garden and further double glazed window to the side elevation and sink area. There is open access from the kitchen area to a walk-in pantry and separate utility room and door accessing the patio/entertaining area.

### UTILITY ROOM

12'7 x 5'5 (3.84m x 1.65m)

Single drainer stainless steel sink unit, cupboards under, fitted units to the wall and base, roll edge worksurface, tiled surround, plumbing for washing machine, space for tumble dryer, there is a wall mounted Worcester Bosch gas boiler. There is a double glazed window to the side elevation.

### FIRST FLOOR

On the first floor an open study landing gives way to five bedrooms with a refitted contemporary shower room to the master bedroom; and a refitted contemporary family bathroom. There is an airing cupboard, radiator, double glazed window with pleasant views over the front garden and fields with countryside beyond.

### MASTER BEDROOM

17'2 x 11' (front of wardrobe/cupboards) (5.23m x 3.35m (front of wardrobe/cupboards))

Double glazed window to the front elevation with pleasant outlook, radiator, a range of fitted wardrobes/cupboards and door access the refitted en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite shower room has been refitted with a contemporary suite including walk-in full width shower cubicle with double drencher shower heads, recessed shelving, low flush WC, bidet and vanity unit with inset moulded twin sinks and wall mounted taps over with cupboard storage under, there is inset LED lighting to the tiled flooring, double glazed opaque glass window to the side elevation, heated towel rail.

### BEDROOM TWO/GUEST ROOM

13'1x 11'8 (front of wardrobe/cupboards) (3.99mx 3.56m (front of wardrobe/cupboards))

Double glazed windows with pleasant outlook over the garden and open fields beyond, there is double built-in wardrobe/cupboards and a vanity unit surmounted by wash hand bowl with chrome mixer tap over and cupboards under.

### BEDROOM THREE

14' x 8'8 (4.27m x 2.64m)

Double glazed window to two elevations both with field views, radiator.

### BEDROOM FOUR

10'7 x 8'11 (3.23m x 2.72m)

Double glazed windows with field views, loft access hatch, radiator.

### BEDROOM FIVE

10'3 x 27'4 (3.12m x 8.33m)

Two skylight windows and a double glazed window to the front elevation with pleasant aspect, contemporary style radiator and eaves storage. This room could lend itself to a number of uses and has been used in the past as a further family room and fifth bedroom.

### FAMILY BATHROOM

The family bathroom has been refitted with a contemporary four piece suite comprising free standing Victoria and Albert bath with central floor standing cascade feature mixer tap with additional shower head and hose, there is a low flush WC with concealed cistern and push button flush, walk-in shower cubicle with thermostatic shower with drencher shower head and additional shower head and hose, there is a wall mounted vanity unit with wash hand basin with mixer tap over and storage under, there is a heated towel rail, double glazed opaque glass window, LED lighting to floor and ceiling levels, tiled flooring.

### OUTSIDE

Orchard House occupies a beautiful position in the village with field views to most aspects. The property is set back from the road occupying an elevated position with a double driveway providing off road parking leading to the double garaging. There are hedged front boundaries and lawned areas flanking both sides of the property and a variety of mature plants, shrubs and trees. There is an Indian slabbed stone pathway and steps leading to the entrance of the property which continues to the side and area.

The rear gardens enjoy privacy and are laid mainly to lawn, there is a variety of trees and pleasant tucked away seating areas and patio/entertaining space to the side of the kitchen.

Orchard House also comes with an additional piece of land located to the front of the property with a variety of mature trees, plants and shrubs.

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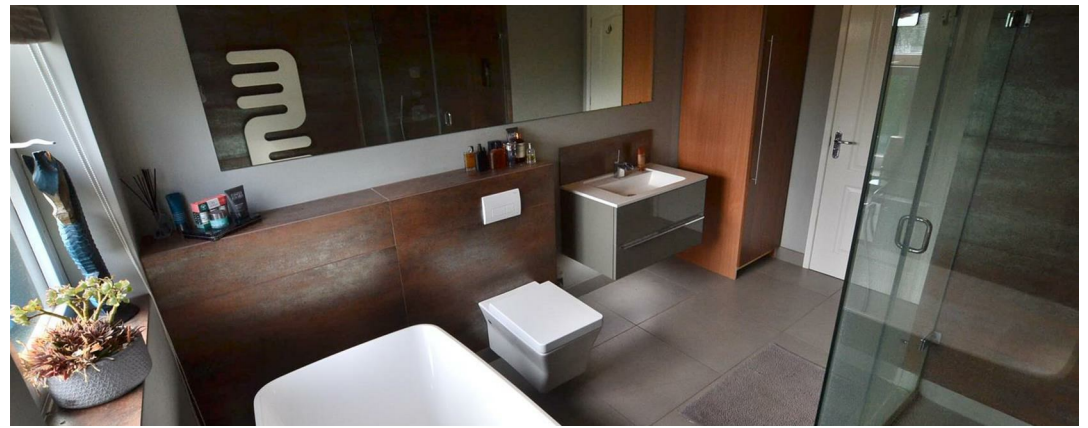




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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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