



Sinclair

60 Ashby Road, Osgathorpe, Leicestershire, LE12 9SR

Offers Over £300,000

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Property at a glance

- Semi-Detached House
- Fitted Kitchen plus Conservatory
- Four Double Bedrooms
- Council Tax Band*:
- Well Presented Throughout
- Large South Facing Garden
- Sought After Village Location
- Price: £300,000

Overview

Presenting a rare opportunity to acquire a spacious semi-detached house within a sought after village of Osgathorpe having well presented accommodation to include four double bedrooms on the first floor and ground floor with entrance hall, lounge, full fitted kitchen, superb conservatory to the rear and a ground floor bathroom. The house also benefits from oil fired central heating, uPVC double glazed windows and doors and a new roof in recent years. Outside the property is set back from the Ashby Road within a crescent and overlooking a neighbouring lawned green with mature trees and views across the open countryside beyond. A gravel frontage sets the house back from the close with a tarmac driveway and large south facing rear garden landscaped with a paved terrace, brick built outhouses and timber shed and summer house.

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

A uPVC double glazed front door opens into the entrance hall with a turning staircase rising to the first floor and storage cupboard beneath, tiled flooring, smoke alarm, internal doors to ground floor bathroom, dining kitchen and lounge.

LOUNGE

17'5 x 12'6 (5.31m x 3.81m)

A large reception room running the full depth of the house having a window to front and set of French doors opening out to the rear garden, a chimney breast with a feature fireplace having an oak surround, marble hearth and electric inset fire. TV, phone and cable connections, engineered oak flooring.

DINING KITCHEN

13'3x 12'5 (4.04mx 3.78m)

This dining kitchen has ample room for a table and chairs, fitted with a range of modern cabinets and drawers finished in a white shaker style with stainless steel handles, square edged worksurfaces with a tiled surround and stainless steel sink with mixer tap. Builtin stainless steel electric oven with a touch control hob and canopy extractor above, space for further appliances and white goods including plumbing for washing machine and dishwasher if required, windows to the side and rear, grey wood effect vinyl floor and a uPVC opaque glazed door leading into the conservatory.

CONSERVATORY

12'5 x 9' (3.78m x 2.74m)

A superb addition to the rear of the house enjoying the south facing aspect and outlook over the garden, built with a brick base and uPVC double glazed windows, single side door and a set of double French doors onto the paved terrace, tinted glass roof, tiled floor with electric underfloor heating, ceiling downlights and power points.

GROUND FLOOR BATHROOM

8'3 x 6' (2.51m x 1.83m)

Partly panelled to the walls and fitted with a traditional white three piece suite with chrome fittings including a WC with soft close seat, wash basin with mixer tap, corner panelled bath with traditional mixer tap and shower fitment, tiled surround and curtain rail over. Tiled floor and two opaque windows to side.

LANDING

Having a window to side, doors leading to the four bedrooms and a large loft hatch to access the fully insulated loft space.

BEDROOM ONE

13'4 x 12'4 (4.06m x 3.76m)

A good sized double bedroom with a run of builtin mirror fronted sliding wardrobes, combined ceiling light and fan and a window overlooking the rear garden.

BEDROOM TWO

11'8 x 9'5 (3.56m x 2.87m)

A second double bedroom with window to front affording open views, combined ceiling light and fan, cupboard over the staircase and a run of builtin furniture including two single wardrobes, bedside cabinets and storage units above a double bed recess.

BEDROOM THREE

12'5 x 8' (3.78m x 2.44m)

A third double bedroom with window overlooking the rear garden, builtin double wardrobe and airing cupboard housing hot water cylinder.

BEDROOM FOUR

9'3 x 9'2 (max) (2.82m x 2.79m (max))

A large single of small double fourth bedroom having a window to front with open views.

OUTSIDE

Property is superbly positioned in the sought after village of Osgathorpe, one of several brick built semi-detached houses set back from the main Ashby Road with a lawned green with mature trees and crescent leading up to the properties providing on street parking. House has a gravelled frontage with wooden picket fencing and affords lovely open views across the neighbouring open countryside beyond. A tarmac driveway provides car standing space continuing to the side of the house with a gate to the rear garden, door to the outhouse for storage, outside power point, security and coach light by the front door.

REAR GARDEN

Fantastic feature to the property is the large south facing rear garden attractively landscaped with an extensive paved terrace in natural stone and block paved edging creating a perfect seating area outside the conservatory French doors. Two further brick built outhouses both with power and lighting and one housing the oil fired central heating boiler with oil storage tank screened by trellis to the side of the outhouse. In addition to the outbuildings there is also timber garden shed and lovely summer house with full height glazed windows and French doors. Beyond the paved terrace there is section gravel boarders and a path leading through the picket fence and gate to the remainder of the garden which is also been laid to stone for ease of maintenance and left open to the neighbouring properties although partially enclosed by mature shrubs.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		64
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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
call Sinclair on 01509 600610



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