



Main Street, Osgathorpe



3



1



2

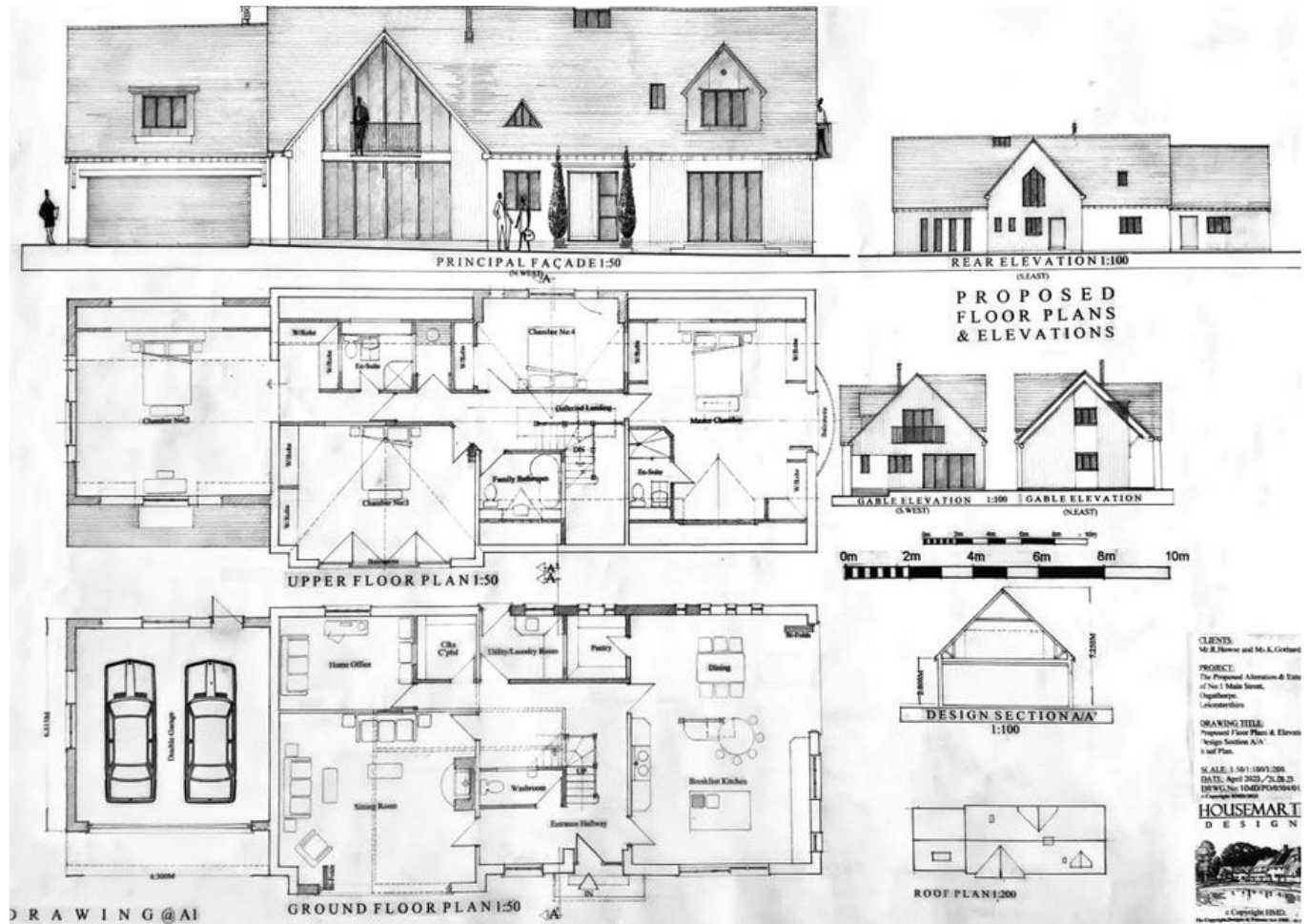


£365,000



### Key Features

- Idyllic Rural Three-Bedroom Detached Bungalow
- Approved Plans for a Modern Four-Bedroom Home - Ref: 23/00786/FUL
- Spacious lounge with Countryside Views
- Modern Kitchen/Diner
- Three Double Bedrooms
- Four Piece Family Bathroom
- EPC rating E





Discover your dream retreat at Main St, a charming three-bedroom detached bungalow in the heart of Osgathorpe, offering an idyllic rural escape. Nestled on an elevated plot with sweeping views of lush fields, this home boasts a tranquil lifestyle in a picturesque village setting. The property is brimming with potential, featuring approved plans (Ref: 23/00786/FUL) for a stunning four-bedroom contemporary residence with double garage and multiple reception rooms—ideal for those envisioning a bespoke family haven.

The current home showcases a harmonious blend of modern and country charm. The spacious lounge presents panoramic countryside vistas and flows seamlessly into a sunlit dining area with garden access via sliding doors. The contemporary kitchen, highlighted by walnut cabinetry and quartz counters, is a chef's delight. Completing the functional layout, a utility and boot room offer practicality for daily living.

Each of the three bedrooms provides ample space, with the master boasting fitted wardrobes. A stylish, fully-tiled bathroom includes a separate shower cubicle for added convenience.

Outside, the garden envelops the bungalow, offering a sunlit sanctuary with manicured lawns and a terrace, perfect for relaxation. A generous driveway accommodates three vehicles, alongside an integrated garage with an electric door for ease.

Osgathorpe is a charming village nestled in the heart of Leicestershire, offering a perfect blend of rural tranquility and convenient proximity to nearby towns and cities. This picturesque rural setting is surrounded by beautiful countryside, providing a peaceful lifestyle with all the benefits of nature at your doorstep. An area rich in history, Osgathorpe features quaint architecture and a strong sense of community that makes it a wonderful place for families and individuals alike to call home.

Connectivity is a major advantage for residents of Osgathorpe, with easy access to major road networks such as the M1, A42, and A512. This makes commuting to nearby Loughborough, Ashby-de-la-Zouch, or even larger cities like Leicester and Nottingham relatively straightforward. The proximity to East Midlands Airport allows for convenient travel options, adding a layer of accessibility that enhances the appeal of this rural village.

In terms of amenities, Osgathorpe offers a charming local atmosphere with essential services while being a short drive from larger shopping, dining, and recreational facilities in nearby market towns. Residents enjoy a thriving local community with regular events and activities, supported by well-regarded primary and secondary schools in the area. For those who enjoy outdoor activities, the surrounding landscape offers ample opportunities for walking, cycling, and equestrian pursuits.

Experience the best of rural living with modern amenities at your fingertips—this property is a rare gem awaiting your personal touch. Contact our Ashby team for more details.



## ACCOMMODATION

### ENTRANCE HALLWAY

#### LOUNGE

3.71m x 5.49m (12'2" x 18'0")

#### DINING AREA

2.59m x 3.45m (8'6" x 11'4")

#### KITCHEN

2.9m x 3.45m (9'6" x 11'4")

### LEAN TO/UTILITY

#### BOOT ROOM

1.09m x 2.95m (3'7" x 9'8")

#### BEDROOM ONE

2.67m x 4.7m (8'10" x 15'5")

#### BEDROOM TWO

3.05m x 3.56m (10'0" x 11'8")

#### BEDROOM THREE

2.31m x 3.12m (7'7" x 10'2")

#### BATHROOM

1.55m x 3.2m (5'1" x 10'6")

#### GARAGE

2.79m x 4.88m (9'2" x 16'0")

### COUNCIL TAX BAND

The property is believed to be in council tax band: E

### HOW TO GET THERE

Postcode for sat navs: LE12 9TA

### PLEASE NOTE

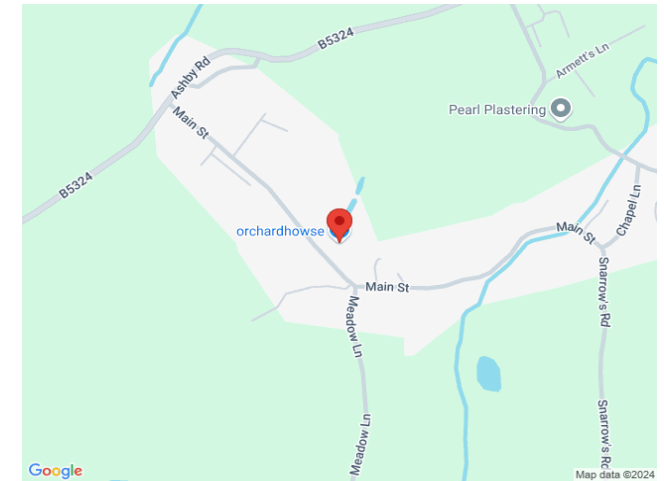
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		63
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

[ashby@newtonfallowell.co.uk](mailto:ashby@newtonfallowell.co.uk)