



Ashby Road, Osgathorpe



£285,000



## Key Features

- Four Double Bedroom Semi-Detached
- Sought-After Village Location
- Rural Outlook
- 17ft Lounge
- Cottage Style Kitchen/Diner + Conservatory
- Four Good-Sized Double bedrooms
- EPC rating E
- Freehold





Welcome to Ashby Rd, Osgathorpe—an idyllic family home where countryside charm meets modern living. Nestled within the picturesque village, this semi-detached property provides a peaceful retreat with over 1,000 sqft of well-presented living space. Step into the 17ft dual-aspect lounge, where comfort is complemented by an elegant marble hearth and oak-surround electric fire. The cottage-style kitchen/diner, equipped with ample cabinetry and worktop space, is perfect for hosting family meals. The rear conservatory boasts panoramic views over the south-facing garden, allowing natural light to flood in through its glass roof and a three piece ground floor bathroom completes the ground floor.

Upstairs, four generous double bedrooms (three with fitted wardrobes) offer room for both relaxation and storage.

Outside, enjoy the vibrant landscaped garden featuring patios, brick-built outbuildings, and the serenity of mature trees. With a tarmac driveway, uPVC double glazing, oil-fired central heating, and a refurbished roof, this charming house is ready to be your forever home. Secure your viewing today with our Ashby team for a glimpse of your next chapter in Osgathorpe living.

The charming village of Osgathorpe offers an idyllic rural setting, perfect for those seeking the tranquility of village life while remaining within a convenient distance from urban amenities. Nestled in the heart of the English countryside, this picturesque village is renowned for its sense of community and beautiful natural surroundings. The property on Ashby Road boasts views across open countryside, giving residents a sense of peace and a strong connection to nature right at their doorstep.

Osgathorpe's location is ideal for exploring the broader region, with excellent transport links to nearby Loughborough and Ashby-de-la-Zouch. The village provides easy access to major road networks, making commuting to major cities such as Leicester and Nottingham straightforward. Despite this accessibility, Osgathorpe maintains its serene ambience, a retreat from the bustle of city life.

Residents of Osgathorpe enjoy access to a variety of local amenities and services that cater to daily needs. The surrounding area is rich in history, with charming walks, and local points of interest waiting to be discovered. Community events and local gatherings foster a friendly atmosphere, making it easy for newcomers to become a part of village life and enjoy the local culture and traditions.

Families will appreciate the availability of quality schooling in the vicinity, including primary and secondary education options, ensuring children can receive a great education close to home. The village also offers a safe environment supported by a strong community spirit, making it especially appealing for families and those planning to grow their families.

## ACCOMMODATION

### ENTRANCE HALLWAY

17FT LOUNGE 5.31m x 3.81m (17'5" x 12'6")

COTTAGE STYLE KITCHEN/DINER 4.04m x 3.78m (13'4" x 12'5")

CONSERVATORY 3.78m x 2.74m (12'5" x 9'0")

GROUND FLOOR BATHROOM 2.51m x 1.83m (8'2" x 6'0")

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.06m x 3.76m (13'4" x 12'4")

BEDROOM TWO 3.56m x 2.87m (11'8" x 9'5")

BEDROOM THREE 3.78m x 2.44m (12'5" x 8'0")

BEDROOM FOUR 2.82m x 2.79m (9'4" x 9'2")

### COUNCIL TAX BAND:-

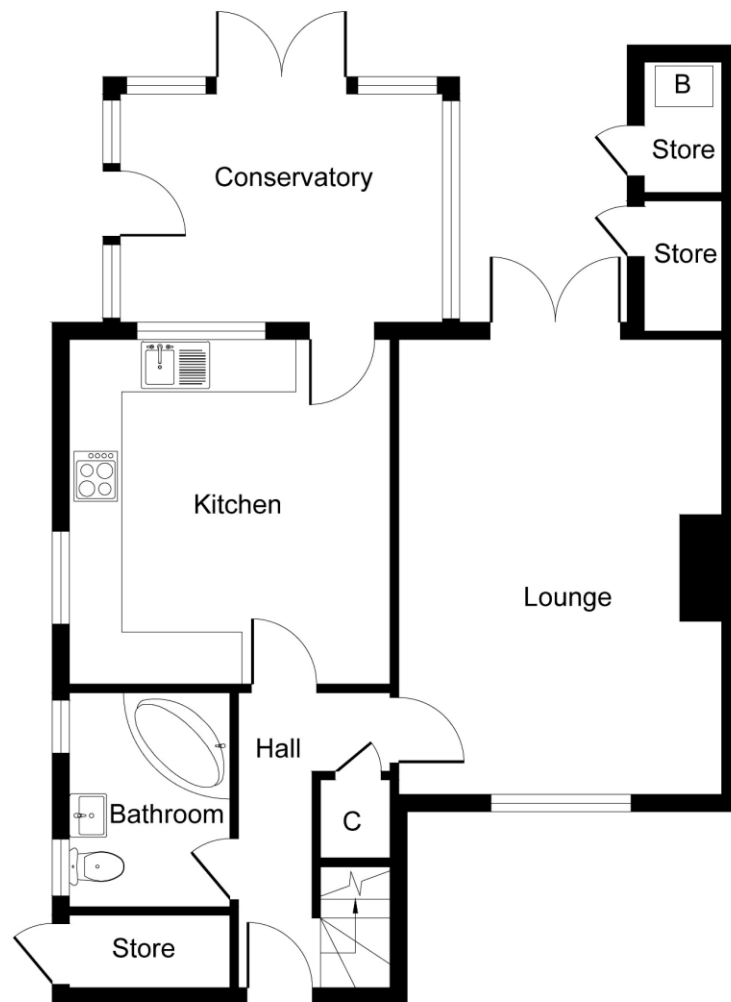
The property is believed to be in council tax band: B

### HOW TO GET THERE:-

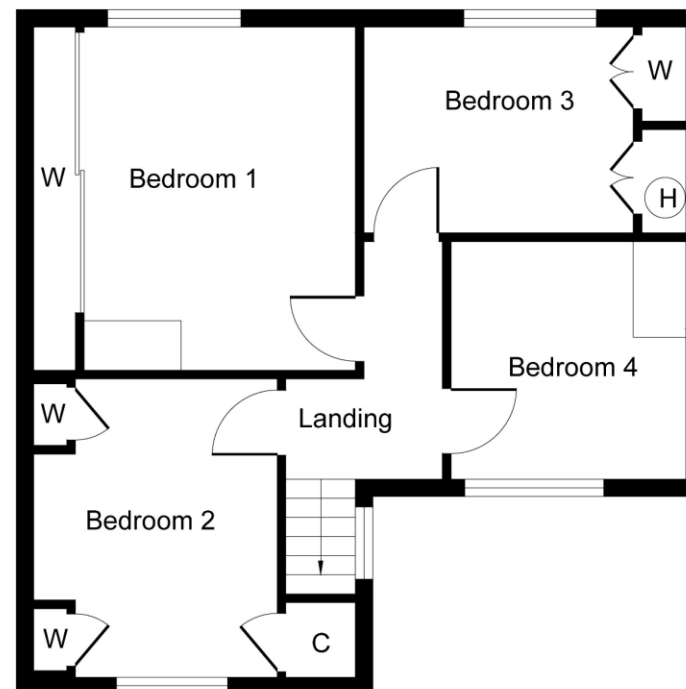
Postcode for sat navs: LE12 9SR

### 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.



**Ground Floor**



**First Floor**

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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		64 D
39-54	<b>E</b>	45 E	
21-38	<b>F</b>		
1-20	<b>G</b>		