

# Main Street

Osgathorpe, Loughborough, LE12 9TA

John  
German









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£550,000

Stunning four-bed family home, beautifully updated with luxury open plan living dining kitchen, elegant interiors, spacious open-plan living, and large landscaped garden. Principal suite with en-suite, utility, double garage, and excellent parking.

Stylish, practical, and move-in ready in a peaceful village setting.

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Effortlessly elegant and superbly practical, this beautifully finished four-bedroom family home offers stylish interiors, luxurious touches, and a seamless connection to its spacious garden. Stunning timeless white interiors bring an effortless elegance and calm to this beautifully presented family home, where every space feels thoughtfully designed and filled with natural light. With high-spec design, flexible living areas, and a peaceful village setting, it's the perfect forever home.

#### Location

Nestled in the heart of Leicestershire, the picturesque village of Osgathorpe offers the perfect blend of rural charm and modern convenience. Surrounded by rolling countryside, it's ideal for nature lovers, with scenic walks, cycling routes, and open-air pursuits right on your doorstep. The village itself is steeped in history, featuring a traditional village green and a beautiful old church, while the friendly, close-knit community enjoys a vibrant calendar of local events at the village hall. Peaceful yet well-connected, Osgathorpe is a truly special place to call home.

#### Accommodation

Set beneath a sheltering canopy porch, the front door opens into a spacious and welcoming central hallway, where solid wood flooring runs underfoot, setting the tone for the quality throughout.

The through living room is where character and comfort meet. A contemporary painted beam ceiling adds architectural charm, while warm wooden flooring runs underfoot. At the centre, a striking wood-burning stove with a beamed mantle creates a cosy focal point. Flooded with natural light, the room opens through French doors directly onto the rear garden - perfect for seamless indoor-outdoor living.

At the heart of the home lies a classic, luxury refitted kitchen featuring ivory shaker-style units, sleek quartz worktops, and complementary large white marble-effect floor tiles. Appliances include twin eye-level ovens (please note, the ovens in the photos are not included in the sale but will be replaced), a six-ring induction hob with stainless steel and glass extractor, integrated dishwasher, and fridge-freezer. Clever storage solutions are tucked away throughout, and a side door leads to a handy utility/boot room.

Flowing directly from the kitchen is an open-plan dining and informal living area - the true hub of family life. There's plenty of space for a large dining table and casual seating, and central French doors open out onto the large patio and long lawned garden.

Upstairs, a wide landing with two front-facing windows with plantation shutters floods the space with natural light. Cottage-style latch doors open to the four double bedrooms, each beautifully proportioned. The principal bedroom enjoys views over the rear garden and its own private en-suite, complete with a contemporary vanity unit, walk-in wet room-style shower with both rainfall and handheld heads, and a chrome heated towel rail.

The remaining three double bedrooms are served by a stylish family bathroom, featuring a deep bathtub with mixer shower tap, attractive mosaic border tiling, underfloor heating, and a chrome ladder towel radiator.

#### Outside

Completing the picture is a double garage with twin up-and-over doors, lighting, and power, and a recently installed (February 2024) Worcester Bosch oil-fired boiler - a practical addition to this exceptional home. Large driveway provides plentiful parking. Gated side access takes you around to long gardens, a generous patio creates the perfect setting for outdoor entertaining, while the garden's far end offers a dreamy spot for a home office or garden cabin nestled beneath the trees.

**Agents notes:** There is no mains gas. The Land Registry refers to restrictive covenants clause - a copy of the document is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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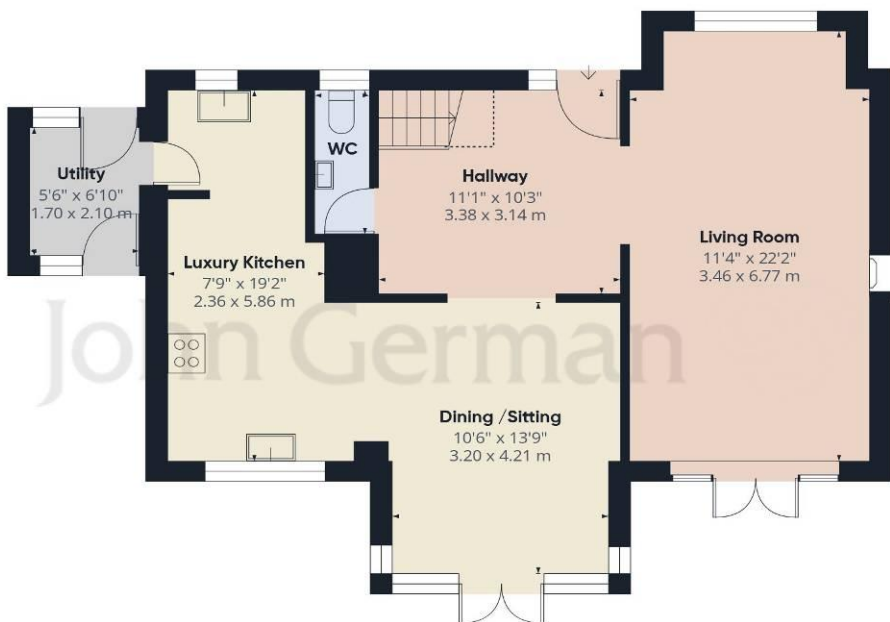




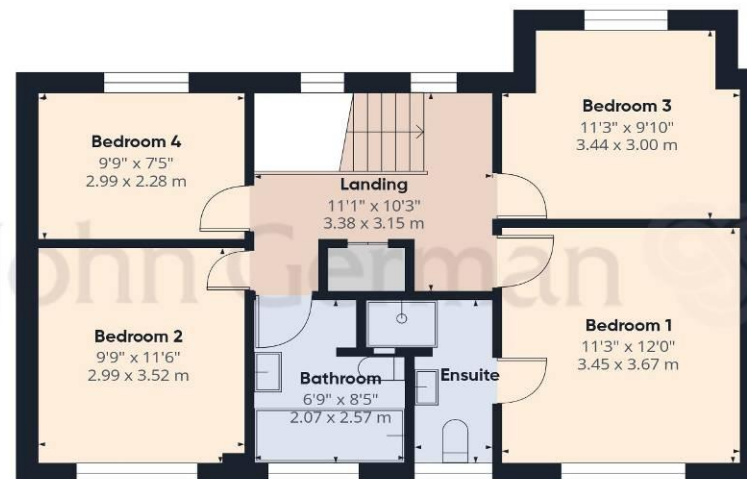








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1690 ft<sup>2</sup>

157 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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