



St Marys Close
Osgathorpe Loughborough

St Marys Close Osgathorpe Loughborough LE12 9XF

for sale
£595,000



Property Description

A well presented character four bedroom barn conversion in highly desirable courtyard location with double garage, off road parking and private enclosed walled garden. The property has a state of the art Bio-mass boiler providing economical central heating system and hot water, double glazing and has a wealth of characterful features throughout. Briefly the accommodation comprises: - Spacious entrance hall, cloaks/w.c, sitting room, study/ground floor bedroom, well equipped dining kitchen, utility room and boot room. To the first floor is an impressive galleried landing with two study areas and built in storage, a stunning sitting room/games room or bedroom with three built in wardrobes, spacious master bedroom with ensuite shower room, two further well proportioned double bedrooms and family bathroom with four piece modern white suite. Outside the property has a private enclosed walled garden, double width driveway providing off road parking and a double garage with light and power.

Entrance Hallway

Accessed through a hardwood panelled entrance door with attached half opaque double glazed side panels to a spacious entrance hallway having feature herringbone oak parquet flooring, double panel radiator, exposed beams to the ceiling, open spindle staircase off to the first floor, useful understairs storage, panelled door off to: -

Cloaks/Wc

Having two piece modern white suite comprising low level wc, wash hand basin fitted to an oak vanity unit with storage beneath and chrome mixer tap over, ceramic tiled splashback, ceramic tiled flooring, central heating radiator, double glazed opaque window to the rear elevation, beams to the ceiling.

Lounge

Accessed off the entrance hallway having carpeted flooring, double glazed window to the front elevation, beams to the ceiling, feature fireplace incorporating cast-iron log burning stove sitting on a quarry tiled hearth, Cornish slate backplate with decorative mahogany surround.

Study/Ground Floor Bedroom

Having double glazed window to the front elevation, central heating radiator, carpeted flooring, beams to the ceiling.

Dining Kitchen

Having a range of matching shaker style base and wall units with oak block work surfaces over, integrated Bosch electric fan assisted oven and grill, integrated fridge freezer, integrated Lamona eyelevel microwave, integrated dishwasher, Belfast enamel sink unit with chrome mixer tap over, ceramic hob with extractor fan over, travertine tiled splash backs, feature oak flooring, beams to the ceiling, two double glazed window to the front elevation, half glazed door giving access to the front garden, double central heating radiator, panelled door off to: -

Boot Room/Pantry

Providing useful space having ceramic tiled flooring, central heating radiator, double glazed window to the rear elevation, beams to the ceiling, space for fridge freezer, full height larder cupboard fully shelved out, adjacent to: -

Utility Room

Having matching shaker style base units with oak block work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, oak flooring continuing through from the kitchen, central heating radiator, double glazed window to the side

elevation, beams to the ceiling.

First Floor Landing

At half landing height is a double glazed window to the rear, carpeted flooring, an impressive galleried landing offering a study/reading area with space for armchair, bookcases, etc, loft access, two central heating radiators, two further double glazed windows to the rear elevation, double door fronted storage cupboard with hanging rail for clothes storage, second loft access point, a further study area to the opposite side of the landing with space for book shelving and seating, coving to the ceiling, off the landing is a door to a walk-in airing cupboard housing the hot water cylinder and slatted shelving for linen storage.

Master Bedroom

Having dual aspect double glazed windows to the front and side elevations, two central heating radiators, coving to the ceiling, panelled door to: -

Ensuite Shower Room

Having double width glazed shower cubicle with rain head and separate shower attachment, fully tiled to the shower cubicle, low level wc, wash hand basin with chrome mixer tap over, part travertine tiled walls, travertine tiled floor, double glazed opaque window to the front elevation, coving to the ceiling, chrome wall mounted heated towel rail, inset spotlights to the ceiling, extractor fan to the ceiling.

Bedroom Two

A spacious bedroom currently being used as a sitting room having two double glazed roof light windows with fitted window blinds, further loft access point, central heating radiator, three double door fronted wardrobes incorporating hanging rails for clothes storage.

Bedroom Three

Another double bedroom having double glazed window to the front elevation, central

heating radiator, carpeted flooring, coving to the ceiling.

Bedroom Four

A further double bedroom having double glazed window to the front elevation, central heating radiator, carpeted flooring.

Family Bathroom

Having a modern four piece white suite comprising double width glazed shower cubicle with sliding glazed door, rain head and separate shower attachment, low level wc, wash hand basin with chrome mixer tap over, free standing bath with bath shower mixer attachment, double glazed opaque window to the front elevation, part travertine tiled walls, travertine tiled flooring, chrome wall mounted heated towel rail, coving to the ceiling, inset spotlights to the ceiling, extractor fan to the ceiling.

Outside

The property has a walled garden to the front, very private paved patio area and path, lawn flanked with borders inset with a variety of mature trees and shrubs, front impressive storm porch with lighting and quarry tiled flooring, gate giving access to a side garden area with paved path, shaped lawn and border, double width blocked paved driveway providing off road side by side parking for two vehicles leading to a double garage with up and over doors, light and power, the garage also housing the boiler providing domestic hot water and central heating, bin storage area.

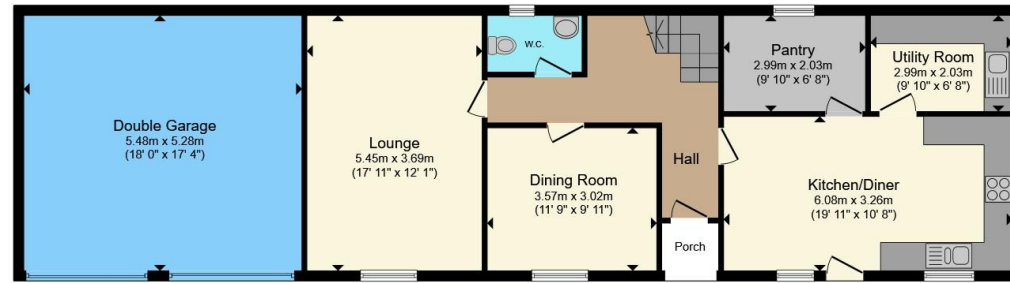
Agent Notes

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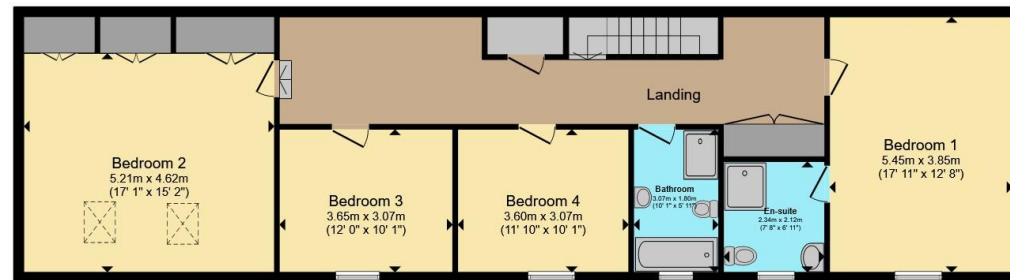








Ground Floor



First Floor

Total floor area 222.6 m² (2,396 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Tenure:Freehold EPC Rating: Awaited

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