



94 Main Street

Osgathorpe | LE12 9TA | Price Guide £415,000

ROYSTON  
& LUND

- Guide Price £415,000 to £425,000
- Four Bedrooms
- Bathroom + Ensuite
- Double Driveway and Integral Garage
- EPC Rating D
- Detached Family Home
- Fully Integrated High Quality Kitchen
- Downstairs WC
- Freehold
- Council Tax Band E





Guide Price £415,000 to £425,000

A beautifully renovated four-bedroom detached family home, located in the desirable village of Osgathorpe. Modernized throughout, this property offers stylish and contemporary living, perfect for a family ready to move in and enjoy.

Inside, the home boasts a spacious entrance hallway with access to a downstairs WC, lounge, kitchen/diner, and integral garage. The lounge is a cosy retreat, featuring a stunning log burner with an exposed brick surround. The modern kitchen/diner spans the full width of the property and is equipped with high-quality appliances, including a double oven, hob, dishwasher, and washing machine, with space for an American-style fridge/freezer.

Upstairs, there are four good-sized bedrooms, three with built-in wardrobes. The main bedroom features a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Outside, the property offers off-street parking for two vehicles and an integral garage at the front. To the rear, there is a beautifully landscaped garden with a full-width patio, a lawn, and a secondary seating area, all enclosed by secure fencing.

Situated with excellent transport links to the A42, Nottingham, Leicester, and Birmingham, this home combines the charm of village living with modern convenience. A perfect choice for modern family living!





### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



**Ground Floor**  
Approx. 73.3 sq. metres (788.8 sq. feet)

**First Floor**  
Approx. 67.5 sq. metres (726.9 sq. feet)

Total area: approx. 140.8 sq. metres (1515.7 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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