



Osborne Road, Loughborough



**£225,000**

- TWO BEDROOM SEMI DETACHED
- SINGLE GARAGE
- MODERN INTERIOR
- IDEAL FIRST PURCHASE
- CLOSE TO SHOPS AND SCHOOLS
- READY TO MOVE IN TO!
- Freehold
- EPC rating C



This attractive two-bedroom semi-detached property on Osbourne Road offers a fantastic blend of modern comfort, outdoor space and practicality, making it an excellent choice for first-time buyers, couples, or small families. This delightful property combines modern features, versatile space, and a highly desirable location, making it a must-see for anyone seeking a home in Loughborough.

Inside, the home features a bright and welcoming living area, enhanced by sliding patio doors that open directly onto the landscaped rear garden. The kitchen has been fitted to a high standard with a range of modern Lamona appliances, including a four-ring electric hob, electric oven, built-in fridge and freezer, and a slimline integrated dishwasher, ensuring both style and convenience. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, with ample natural light and a practical layout designed for everyday living.

Externally, the property boasts a beautifully landscaped garden that offers the perfect space for outdoor dining or relaxation, requiring little maintenance yet providing plenty of charm. To the side, a garage with overhead storage and a separate workshop add flexibility and additional practicality for buyers needing extra space.

The home benefits from UPVC windows throughout, adding to its energy efficiency, and off-road parking is also available.

Situated in Dishley, a sought-after part of Loughborough, the property lies within the popular school catchment for Stonebow Primary School, making it particularly appealing to families. The location also offers easy access to a wide range of local amenities, including supermarkets, leisure facilities, cafes, pubs and restaurants, while excellent transport links connect residents to the M1 and nearby town.



**ENTRANCE HALL** 2.73m x 1.78m (9'0" x 5'10")

**LOUNGE** 4.2m x 3.73m (13'10" x 12'2")

**KITCHEN** 2.73m x 1.86m (9'0" x 6'1")

**BEDROOM ONE** 3.04m x 3.73m (10'0" x 12'2")

**BEDROOM TWO** 1.9m x 2.76m (6'2" x 9'1")

**BATHROOM** 1.89m x 1.86m (6'2" x 6'1")

## SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

## DISCLAIMER

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.

## REFERRALS

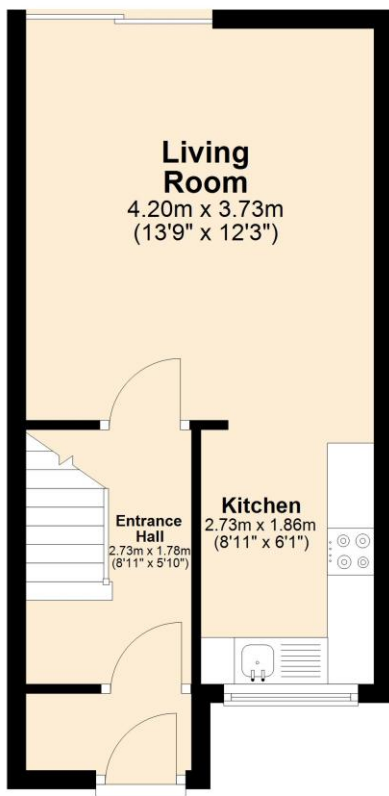
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





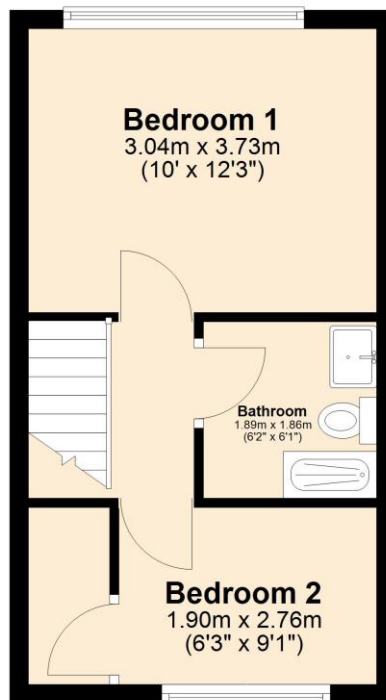
### Ground Floor

Approx. 27.8 sq. metres (299.7 sq. feet)

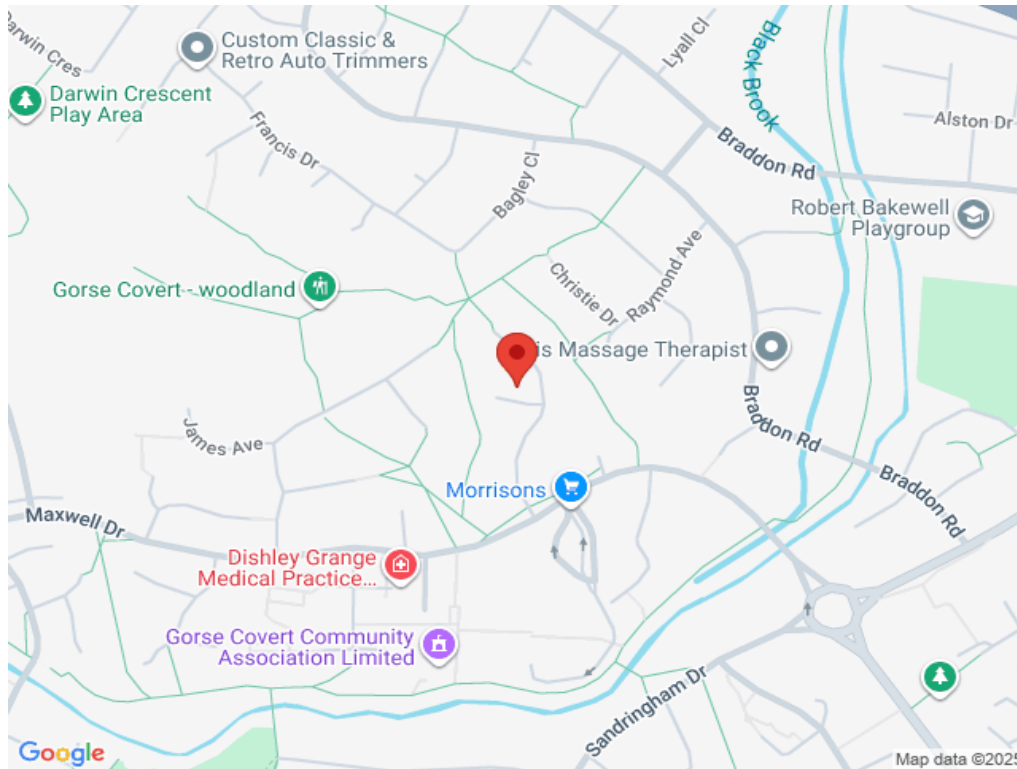


### First Floor

Approx. 26.2 sq. metres (282.0 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 sq. feet)



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