



MELBOURNE
Sales & Lets

Main Street, Osgathorpe, LE12 9TA
£249,950

85 Main Street, Osgathorpe, LE12 9TA

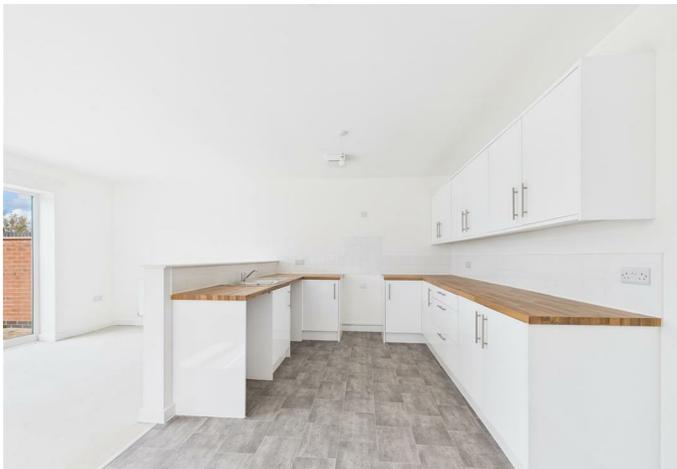
Welcome to this beautifully located, brand-new, never been lived in two-bedroom semi-detached bungalow available on the open market for immediate purchase.

The property benefits from off-road parking for two vehicles at the front, along with a private enclosed garden to the rear boasting open field views. It is equipped with modern features throughout, including an air source heat pump.

Inside, the bungalow comprises a spacious entrance hall, an open-plan lounge and kitchen with a dining area, two generously sized double bedrooms, and a modern shower room.

Externally, the property offers an attractive frontage and a fantastic rear garden, complete with a good-sized patio and a well-kept lawn.

Don't miss this rare opportunity to purchase a brand-new home in such a desirable location. Call us today for more information.



Tenure

Freehold

Council Tax Band

North West Leicestershire

Council Tax Band :

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their

identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

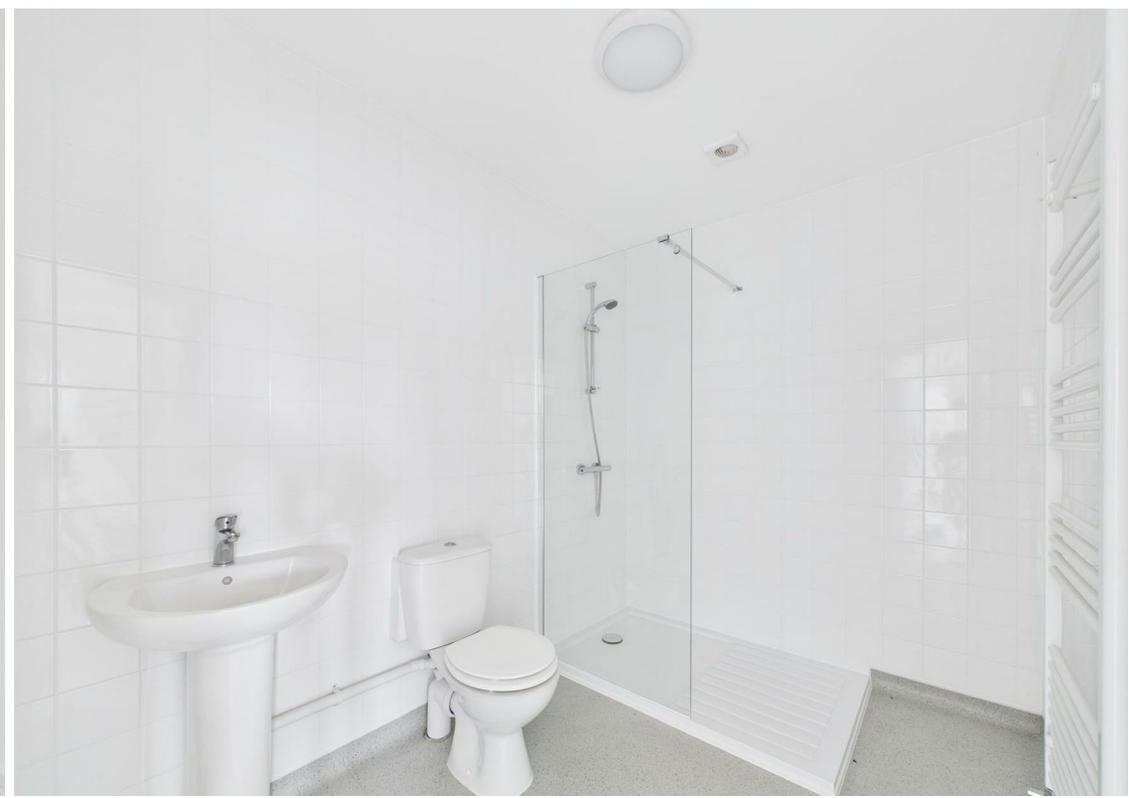
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.







Approximate total area⁽¹⁾
743 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360

