



89, Main Street, Osgathorpe, Leicestershire, LE12 9TA

HOWKINS &  
HARRISON



89, Main Street,  
Osgathorpe,  
Leicestershire, LE12 9TA

Guide Price: £525,000

An exceptional, brand new detached bungalow occupying a particularly attractive position within a small and select development in this sought-after village. Never previously occupied, the property has been considerably extended and enhanced by the current owner, resulting in an individual and beautifully finished home offering approximately 1234 sqft of thoughtfully planned single-storey accommodation. The heart of the home is the generous kitchen, utility room, adjoining dining room, alongside a separate living room. The bedroom accommodation is equally impressive, with three double bedrooms, the principal bedroom has the benefit of its own dressing room and en-suite shower room, in addition to the main bathroom.

Outside, a driveway provides off-road parking and access to the integral garage. To the rear lies an attractive landscaped garden, with extensive paved seating areas & entertaining space. No upward chain.



## Location

Osgathorpe is an attractive and highly regarded village situated within the rolling countryside of North West Leicestershire, conveniently positioned just off the A512 between Loughborough and Ashby-de-la-Zouch. The village offers an appealing blend of rural surroundings and accessibility, with countryside walks close at hand whilst remaining particularly well placed for nearby market towns, employment centres and major road links. Loughborough provides a comprehensive range of shopping, leisure and schooling facilities together with a mainline railway station, whilst Ashby-de-la-Zouch offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. The A512 provides convenient access towards the M1 at Junction 23 and the A42, making the location particularly convenient for travel throughout the East Midlands.

### Travel Distances

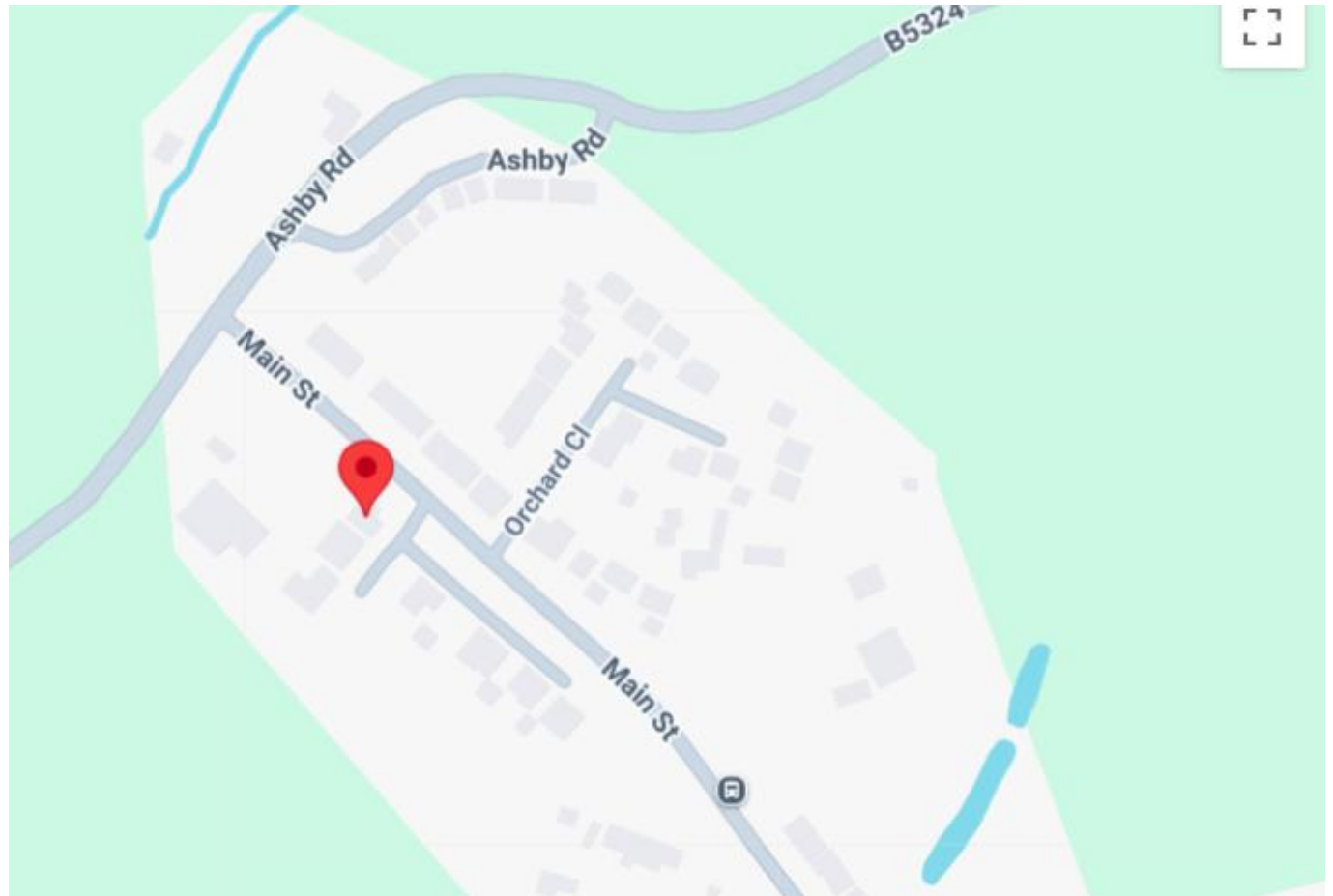
Coalville – 4.1 miles

Ashby-de-la-Zouch – approximately 5.7 miles

East Midlands Airport – 5.8 miles

Loughborough Railway Station – approximately 8.7 miles

M1 Junction 23 – readily accessible via the A512



## Accommodation Details

The property has been significantly extended and thoughtfully reconfigured to create a spacious and well-balanced single-storey home. A central entrance hall provides access to the principal rooms, with the living room positioned to the rear and enjoying a particularly bright outlook over the garden through French doors and full-height glazed side panels. The kitchen is a real focal point of the property and has been finished to an impressive standard, with a comprehensive range of shaker-style cabinetry, extensive work surfaces, a substantial central island providing excellent preparation space and additional storage, and quality integrated appliances including fridge/ freezer, double oven and microwave, while further cabinetry and worktop space creates a practical and well-planned layout. The neutral finish, recessed lighting and wood-effect flooring give the room a clean, contemporary feel, while the generous proportions allow the kitchen to function as both a highly practical workspace and a natural social hub. An open connection leads through to the adjoining dining room, which provides ample space for a substantial dining table and enjoys direct access to the rear garden. The rear elevation is a particularly appealing feature of the property, with multiple sets of French doors opening from the principal living spaces and creating a strong connection between the accommodation and the landscaped garden. A separate utility room sits alongside the kitchen and provides useful additional space for household appliances and day-to-day storage.

There are three double bedrooms in total, arranged around the central hall. The principal bedroom forms an appealing private suite, with its own dressing room providing useful fitted storage space and access through to a contemporary en-suite shower room. Bedroom two is a generous double, while bedroom three offers excellent flexibility and would work equally well as a guest bedroom, home office or study. A separate family bathroom serves the remaining bedrooms, while additional built-in storage off the hall adds to the practicality of the accommodation.







## Outside

The property occupies a particularly pleasant plot within this popular village setting, with a lawned front garden providing an attractive approach to the house. A generous block-paved driveway provides ample off-road parking and leads to the integral garage. The garage is a particularly useful addition, being fully plastered and fitted with power sockets and lighting, making it suitable not only for secure parking and storage but also for use as a workshop, gym or hobby space, subject to requirements. To the rear is a good-sized, private, non overlooked, enclosed garden, designed with a combination of lawn, paved seating areas, planted borders and large garden shed. The garden enjoys a good degree of privacy and provides plenty of space for outdoor dining, entertaining and family use. The fencing and landscaping give the garden a neat, established feel, while the large glazed doors from the living room make the most of the connection between the house and garden.

## Agents Comment

This is a particularly exciting opportunity to acquire a brand new, never-occupied detached bungalow which has been thoughtfully extended and enhanced beyond its original specification. The improvements have created a beautifully balanced and highly practical home, with generous living space, three double bedrooms, an integral garage and a landscaped garden which gives the property a wonderfully finished feel from the outset. The property also benefits from modern air source heating together with underfloor heating to the kitchen and living areas, while the fully plastered garage has been upgraded with additional power sockets to provide a particularly useful and versatile space. The result is a rare opportunity to acquire a genuinely turn-key, never-occupied bungalow which combines the appeal and efficiency of a brand new home with a level of accommodation, landscaping and individual improvement seldom found within a small new development.



## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

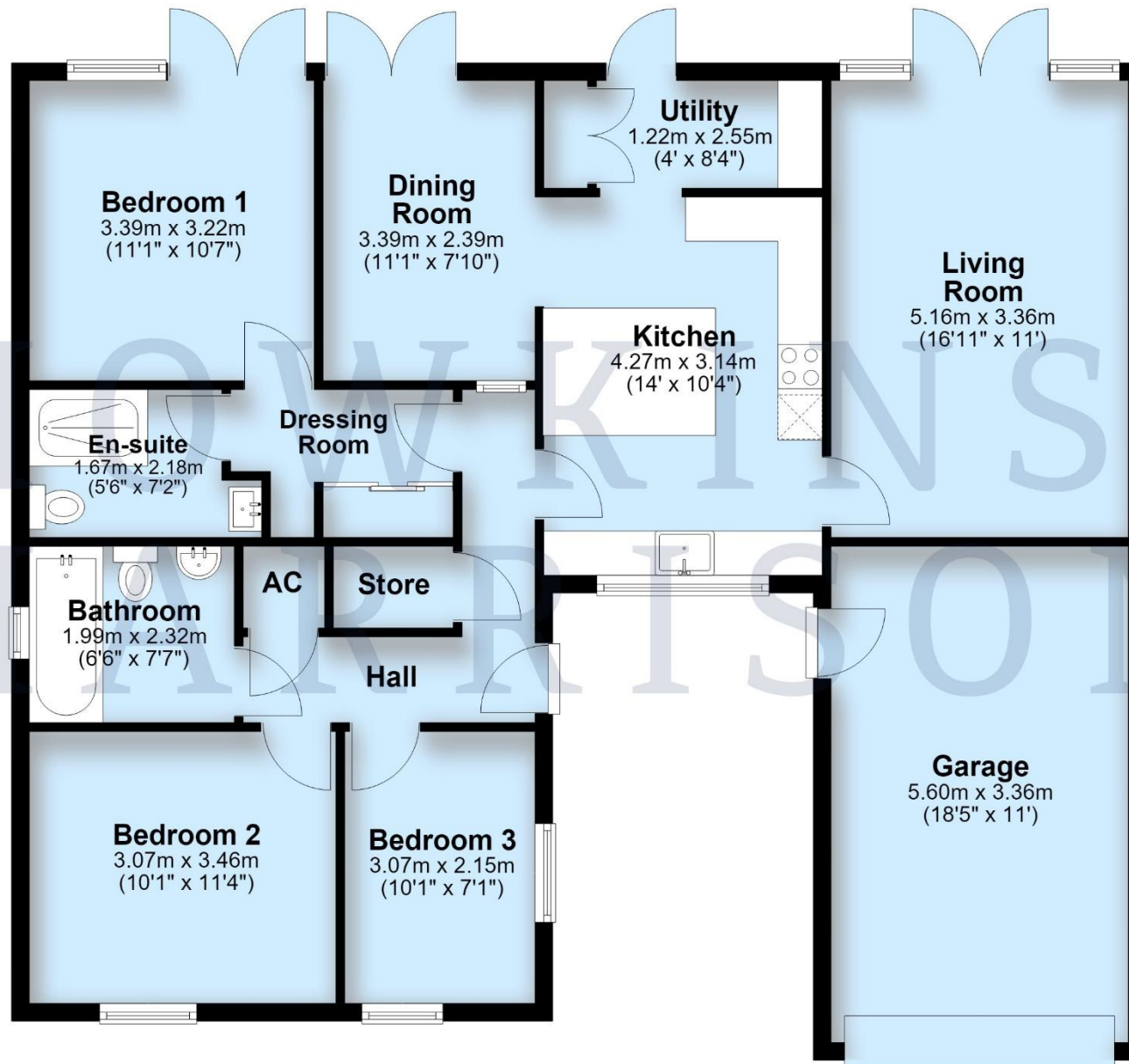
- Substantially extended & beautifully presented bungalow
- Highly regarded village location in Osagthorpe
- 1234 sqft of versatile ground-floor accommodation
- Impressive open-plan kitchen/dining room
- Spacious 16ft living room overlooking the rear garden
- Principal bedroom with dressing room and en-suite
- Separate utility room and excellent built-in storage
- Fully plastered garage with power, lighting and sockets
- Private, landscaped rear garden with patio & lawned areas
- Generous driveway providing ample off-road parking





## Ground Floor

Approx. 114.6 sq. metres (1234.0 sq. feet)



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is via an air source heat pump with partial underfloor heating.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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