



# Orchard Close Osgathorpe

- Exceptional detached family home
- Highly sought-after village setting
- Contemporary kitchen with central island
- Light-filled dual-aspect sitting room
- Four generous bedrooms
- Modern en suite and family bathroom
- Landscaped rear garden with seating terrace
- Detached garage and extensive off-road parking
- EPC Rating D / Council Tax Band F / Freehold
- No onward chain

Orchard Close is a superb detached family home presented to the market with no onward chain, set within the sought-after village of Osgathorpe, occupying a generous plot with a wonderful sense of privacy and space. From the moment you arrive, the property makes a lasting impression, combining an attractive setting with the practical benefits of ample parking and a detached double garage.

The house has been designed with family life in mind, offering well-proportioned accommodation that is both comfortable and versatile. Light-filled living spaces provide plenty of room to relax and entertain, while the flexible layout ensures the property can easily adapt to the needs of a growing family, those working from home, or anyone simply seeking a little extra space.

Stepping outside, the gardens provide an excellent place to enjoy the peaceful surroundings, with a variety of seating and entertaining areas that make the most of the property's enviable setting. Surrounded by attractive countryside yet conveniently placed for access to nearby centres, Orchard Close offers the perfect blend of village charm and everyday convenience.





### Accommodation:

The property makes a striking first impression, approached via gated access leading to a spacious driveway and substantial double garage. Upon entering, a welcoming reception hall sets the tone for the accommodation beyond, offering a sense of space and practicality with a large built-in storage cupboard.

The magnificent dual-aspect family sitting room is flooded with natural light and provides an elegant setting for both everyday living and entertaining, with sliding doors opening directly onto the rear patio and framing the picturesque views beyond.

Positioned at the rear of the home, the attractive kitchen/diner serves as the heart of the property. Thoughtfully designed, it features a stylish range of matching units, quality work surfaces and a central island that creates both a practical workspace and sociable gathering point. A dedicated utility room offers additional convenience and storage, while a versatile study to the front elevation provides the ideal environment for home working, hobbies or a playroom. A guest cloakroom completes the ground floor accommodation.

The first floor continues to impress, offering four generously proportioned bedrooms designed to suit modern family life. The main suite is a standout feature, boasting an expansive layout with ample space for freestanding furniture and complemented by a beautifully refitted en suite bathroom. Three further well-sized bedrooms provide flexible accommodation for family members, guests or additional workspace, all served by a stylish family bathroom finished in a matching contemporary style.

To the front of the property, the detached double garage provides excellent storage and practicality, featuring a single centralised access door and the added benefit of an inspection pit, making it particularly appealing for vehicle enthusiasts or those seeking additional workshop space.

### Gardens and land:

Outside, the rear garden is a true haven and one of the property's most appealing features. Carefully landscaped and designed for relaxation, the garden incorporates an attractive arrangement of shaped paving and patio areas that make the most of the spectacular countryside backdrop. Colourful raised flower beds add character and vibrancy to the borders, while a superb timber garden room offers a versatile retreat, ideal for entertaining, hobbies or simply enjoying the peaceful surroundings.

### Location:

Orchard Close enjoys a desirable setting within the sought-after village of Osgathorpe, offering the perfect blend of countryside charm and everyday convenience. Surrounded by attractive rural scenery, the property benefits from stunning open views to the rear while remaining well placed for access to nearby centres including Loughborough, Ashby-de-la-Zouch and Leicester. The village itself provides a welcoming community atmosphere, making it an ideal location for families and those seeking a peaceful lifestyle within easy reach of local amenities and transport links.

### Method of Sale:

The property is offered for sale by Private Treaty.

### 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.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.





Alexanders

**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

**Services:**

The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

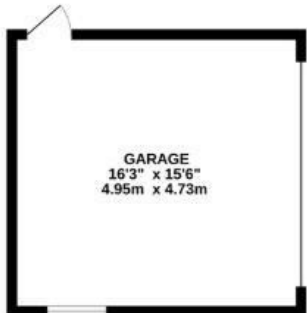
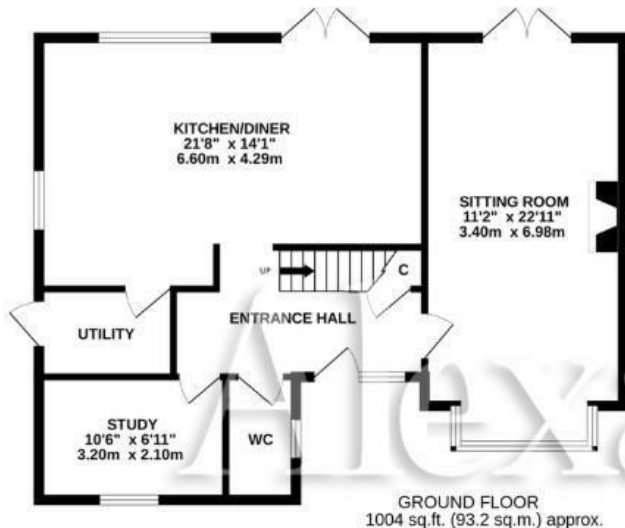
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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 recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



**MarketMakers.**

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		

