



£350,000

Main Street, Loughborough LE12 9TA

Detached House | 4 Bedrooms | 2 Bathrooms

01530 223402



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# Step Inside

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## Key Features

- 4 well proportioned bedrooms
- Off road parking for several cars
- Excellent commuter links
- Open countryside on doorstep
- Detached family home
- Integral garage
- Requires internal modernisation
- En suite to the master
- EPC E
- Council Tax Band E
- Tenure- Freehold

## Property Description

FANTASTIC OPPORTUNITY! Reddington Sales & Lettings are pleased to present to market this spacious, 4 BEDROOM DETACHED family home, which is situated in the countryside village of Osgathorpe which has GREAT COMMUTING LINKS to the surrounding towns and villages. The property does require internal modernisation throughout, however offers very spacious living with 2 RECEPTION ROOMS, a kitchen/diner, 4 generous bedrooms and an en-suite to the master. To the front, there is ample off road parking and to the rear, a good sized garden. Viewing is very highly recommended to appreciate the size and potential of this property! EPC rating E, Council tax band E. Tenure- Freehold Please note- This property is connected to mains water, however not mains gas.

## Main Particulars

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### Front

A traditional frontage with ample off road parking on the block paved driveway. There is also a laid to lawn front garden and side gated access which leads round to the rear garden.

### Integral Garage

A good sized integral garage with up and over door, power and lighting.

### Entrance Hall

A welcoming entrance with wood effect laminate flooring, ceiling pendant lighting, heating radiator, stairs leading up to the first floor and door access to the lounge and kitchen/diner.

### WC

A handy ground floor cloakroom with WC, hand wash basin, vinyl flooring, heating radiator, tiled splashbacks and ceiling pendant lighting.

### Lounge

4.39m x 4.55m (14' 5" x 14' 11") A generous sized lounge with UPVC double glazed bay window, feature electric fireplace with surround, heating radiator, ceiling pendant lighting, carpeted and double doors leading through into the dining room.

### Dining Room

3.63m x 2.93m (11' 11" x 9' 7") A good sized second reception room with UPVC double glazed sliding doors leading out to the rear, heating radiator, ceiling pendant

lighting and carpeted.

#### Kitchen/Diner

4.73m x 3.08m (15' 6" x 10' 1") A great sized kitchen/dining area with UPVC double glazed window to the rear, UPVC back door leading out to the garden, a selection of matching wall and base units with worktop over, 1 1/2 bowl sink and drainer, integrated double oven, integrated electric hob with extractor, tiled flooring, tiled splashbacks, integrated dishwasher, integrated fridge/freezer and space and plumbing for washing machine. Under counter and pendant lighting.

#### Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access to all 4 bedrooms, family bathroom and an airing cupboard.

#### Bathroom

A large family bathroom with UPVC double glazed frosted window to the rear, panelled bath with wall mounted shower, tiled walling, WC, bidet, vanity hand wash basin, ceiling pendant lighting, heating radiator and carpeted.

#### Master Bedroom

5.26m x 3.99m (17' 3" x 13' 1") An impressive master with UPVC double glazed window to the front, large fitted wardrobe storage, heating radiator, ceiling pendant lighting and carpeted.

#### En-Suite

With UPVC double glazed frosted window to the front, step in shower cubicle with wall mounted electric shower, WC, vanity unit hand wash basin, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 2

3.33m x 3.61m (10' 11" x 11' 10") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 3

3.99m x 2.77m (13' 1" x 9' 1") Double sized bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

#### Bedroom 4

2.29m x 3.02m (7' 6" x 9' 11") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

#### Rear Garden

A good sized rear garden with laid to lawn area, slabbed patio, planted borders and fenced boundaries.

#### Agents Note

This property is standard built construction, is connected to mains water & sewerage, however has no mains gas supply. The broadband speeds are (standard 20mbps & superfast 80mbps) Medium strength mobile signal for O2, EE, Three and Vodafone.

#### Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light

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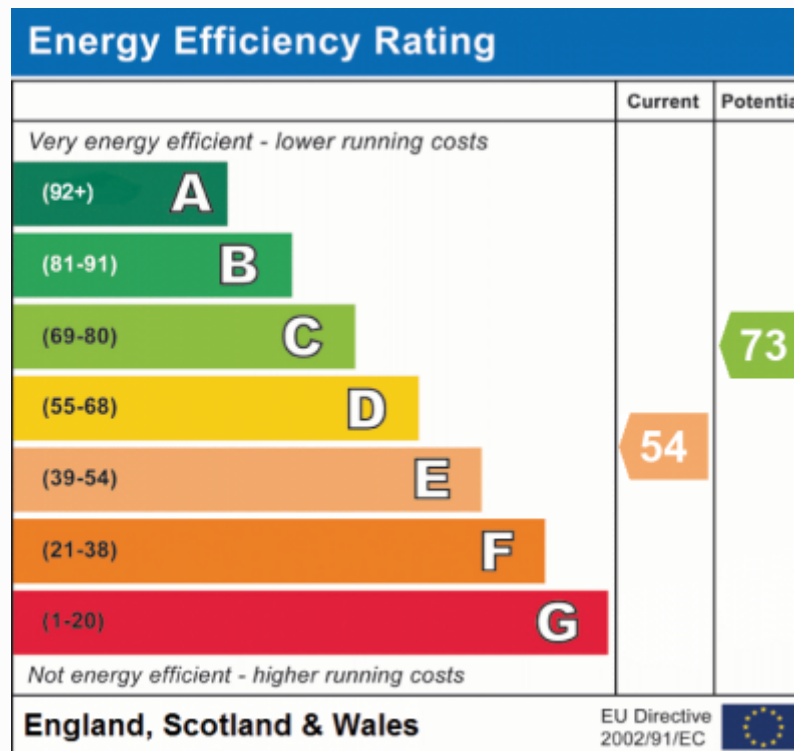


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