



# Church Lane Osgathorpe

- Beautifully refurbished three bedroom property
- Sought-after Osgathorpe village location
- Generous plot with countryside views
- Dual-aspect sitting room with log burner
- Stylish Shaker-style breakfast kitchen
- Seperate dining room and utility
- Three spacious bedrooms and family bathroom
- Private driveway with ample off-road parking
- EPC Rating D / Council Tax Band D / Freehold

A superb village home, thoughtfully and tastefully redecorated by the current owners over the past five years, offering a high standard of finish throughout. Occupying an impressive, elevated plot, the property enjoys a delightful setting surrounded by open countryside, while benefiting from beautifully landscaped gardens and a private driveway approach.

The accommodation is generously proportioned, featuring a superb dual-aspect sitting room with a wood-burning stove, a stylish Shaker-style breakfast kitchen with integrated Bosch appliances, and three spacious bedrooms, all with built-in wardrobes. The property further benefits from a high-quality family bathroom, a separate dining room, and a practical utility space.

Combining character features with modern fittings, this is a beautifully presented home ideally suited to those seeking a blend of village charm, contemporary comfort, and convenient access to nearby market towns and transport links.





### Accommodation:

Internally, a welcoming and spacious reception hall leads through to a superb dual-aspect sitting room measuring 23'10, complete with a wood-burning stove. There is also a separate dining room and an impressive breakfast kitchen, fitted in a classic Shaker style with treated timber work surfaces, a sink, and integrated Bosch appliances.

The kitchen provides access to a useful utility room, which includes space for a washing machine, direct access to the garden, a separate WC, and a storage area housing the tumble dryer.

Upstairs, a generous landing provides access to three well-proportioned bedrooms, all with built-in wardrobes. The family bathroom is finished to a high specification, fully tiled and fitted with a contemporary three-piece suite, including a bath with shower over.

### Gardens and land:

Set in an elevated position behind well-kept, manicured front gardens, the property is approached via a private driveway.

To the rear, there are generous, beautifully landscaped gardens, mainly laid to lawn and framed by well-stocked borders. A sandstone patio sits directly to the rear of the house, ideal for outdoor entertaining, while a further gravelled seating area can be found at the far end of the garden.



### Location:

Situated in the heart of the quintessential English village of Osgathorpe, the property benefits from a peaceful rural setting. The village itself offers a traditional public house and is conveniently positioned for the nearby market towns of Ashby-de-la-Zouch and Loughborough, with excellent transport links to Nottingham and Birmingham via the A42/M42.

### 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 D.

### 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.

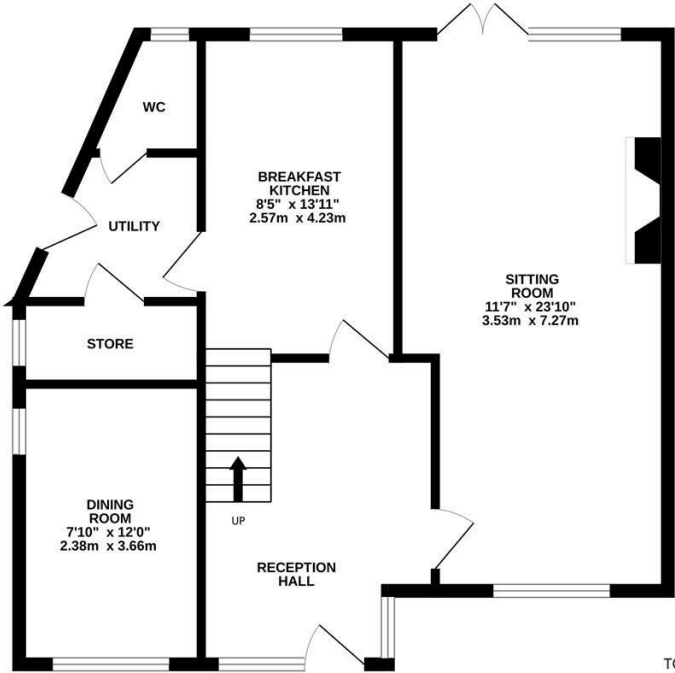
**Money Laundering:**

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.

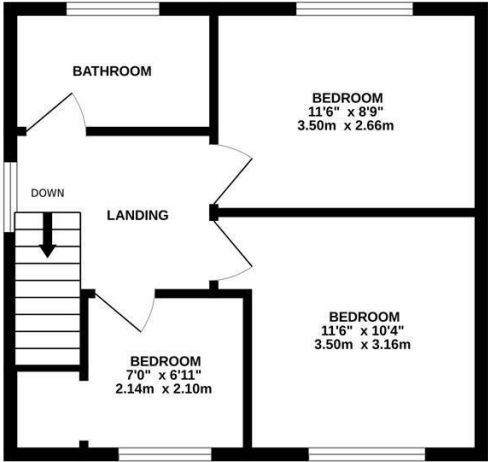
**General Note:**

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.

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



