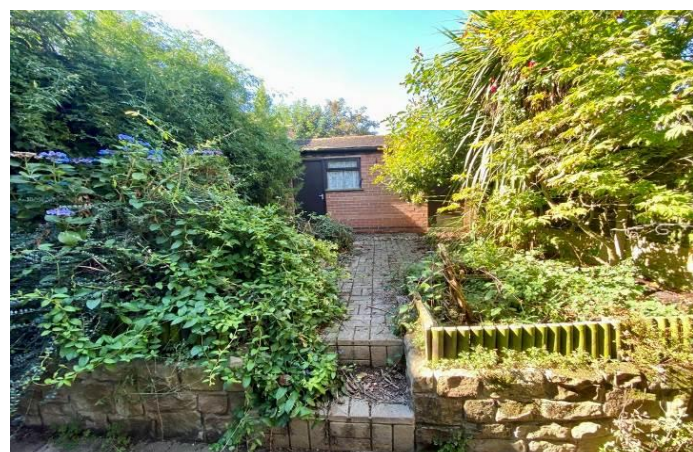


School Street

Oakthorpe, Swadlincote, DE12 7RE



A fabulous opportunity to acquire a charming character village cottage offering potential for improvement and benefitting from no chain, off road parking and large gardens to the rear with outbuildings.

£190,000

John German 

Oakthorpe is perfectly placed for all the leisure pursuits that the National Forest offers, including Conkers, Hicks Lodge and Moira Furnace. There is excellent commuter links into Ashby, Burton on Trent and Swadlincote, with the M42 a stones throw away. A former mining village with a strong local community, you will enjoy an excellent local village primary school, village shop and more local facilities at nearby Measham about 1 mile away.

The cottage sits back behind a driveway approach flanked by planted borders along both sides with some feature mature roses. A uPVC entrance door opens into a long L-shaped hallway with stairs leading off and a useful ground floor Saniflo WC set to the side.

The through lounge and dining room both have beams to the ceiling with aspects to both front and rear. There is a full height feature fireplace in the lounge flanked on one side by a glazed door leading out to the rear patio area.

Leading off the dining room is a large under stair area which has a window to the front and would provide an excellent study area for those working from home.

The kitchen is a modern affair wrapping around the room offering heaps of storage with base and wall mounted cabinets and roll top work surfaces. The sink is set beneath the window which overlooks the rear garden and a door leads outside.

Climb the stairs to the first floor and here you will find there are three bedrooms alongside a fabulous sized family bathroom which has a period style suite comprising roll top bath, pedestal wash hand basin, bidet, WC and a standalone separate shower cubicle.

Outside to the rear is an enclosed private garden with a full width paved patio area. Steps lead up to a second patio which is flanked on both sides by mature planted shrubs and trees. There is a detached brick built outbuilding with two sheds providing excellent storage, the shed to the left has a second door leading out to the upper garden which is set behind. It would make a fantastic vegetable garden for those with green thumbs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.nwleics.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03082022

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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