

# Canal Street

Oakthorpe, Swadlincote, DE12 7RD

John  
German







## Canal Street

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£500,000

This is a fantastic sized bungalow set upon a private plot of circa 0.6 acres which includes a paddock of around 0.25 acres. A lovely quiet village setting with countryside and footpaths from your doorstep. No chain. An excellent opportunity to make your own mark and embrace village life.

Offered for sale with no upward chain, this is a rare opportunity to acquire a lovely sized, single storey dwelling which offers three bedrooms, two bathrooms, lounge, dining room, kitchen, utility room, conservatory and lovely lawn gardens which wrap around on two sides. There is the additional benefit of an adjacent paddock of around a quarter of an acre and the property enjoys an excellent village setting in Oakthorpe.

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.

A wrought iron gate with long pathway approach leads you towards the property itself, passing through lawned gardens and planted borders. Set beneath the canopy porch, the entrance door opens to reveal an entrance lobby with cloak cupboard and to your left, a large dining room with dual aspect windows.

The property has a well proportioned lounge with feature open fireplace, front facing window and double doors opening through into a uPVC double glazed conservatory which overlooks the rear gardens.

The kitchen has space for a small breakfast table if required and is well equipped with base and wall mounted cabinets which wrap around three sides of the room and has integral Miele induction hob, Hotpoint double eye level oven, one and half composite sink with mixer tap, tiled splashbacks to the worksurface areas and tiled flooring underfoot. A window overlooks the garden and an internal door leads you through into the double garage which has light, power points and up and over entrance door.

There is a utility room which has an oil fired central heating boiler, base mounted units with work surfaces, appliance space and door leading out onto the gardens via the canopy storm porch.

The property offers three excellent sized bedrooms, all with the benefit of built in wardrobes. They are all double in size with the master bedroom having the benefit of an en suite bathroom which is superbly appointed with attractive tiling to the walls, curved shaped shower bath with curved shaped shower screen and shower mixer tap, pedestal wash hand basin and WC.

There is also an additional shower room for bedrooms two and three which has a large walk in shower enclosure, panelling to the walls, pedestal wash hand basin, WC and radiator.

Outside the property sits back behind a driveway providing off road parking and turning area alongside access to the double garage. Wrought iron gates leads you into the gardens which are laid principally to lawn and run along the side and rear of the property. They are completely private and lying adjacent to the garden is a small paddock of around 0.25 acres.

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

**Services:** Color gas 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.

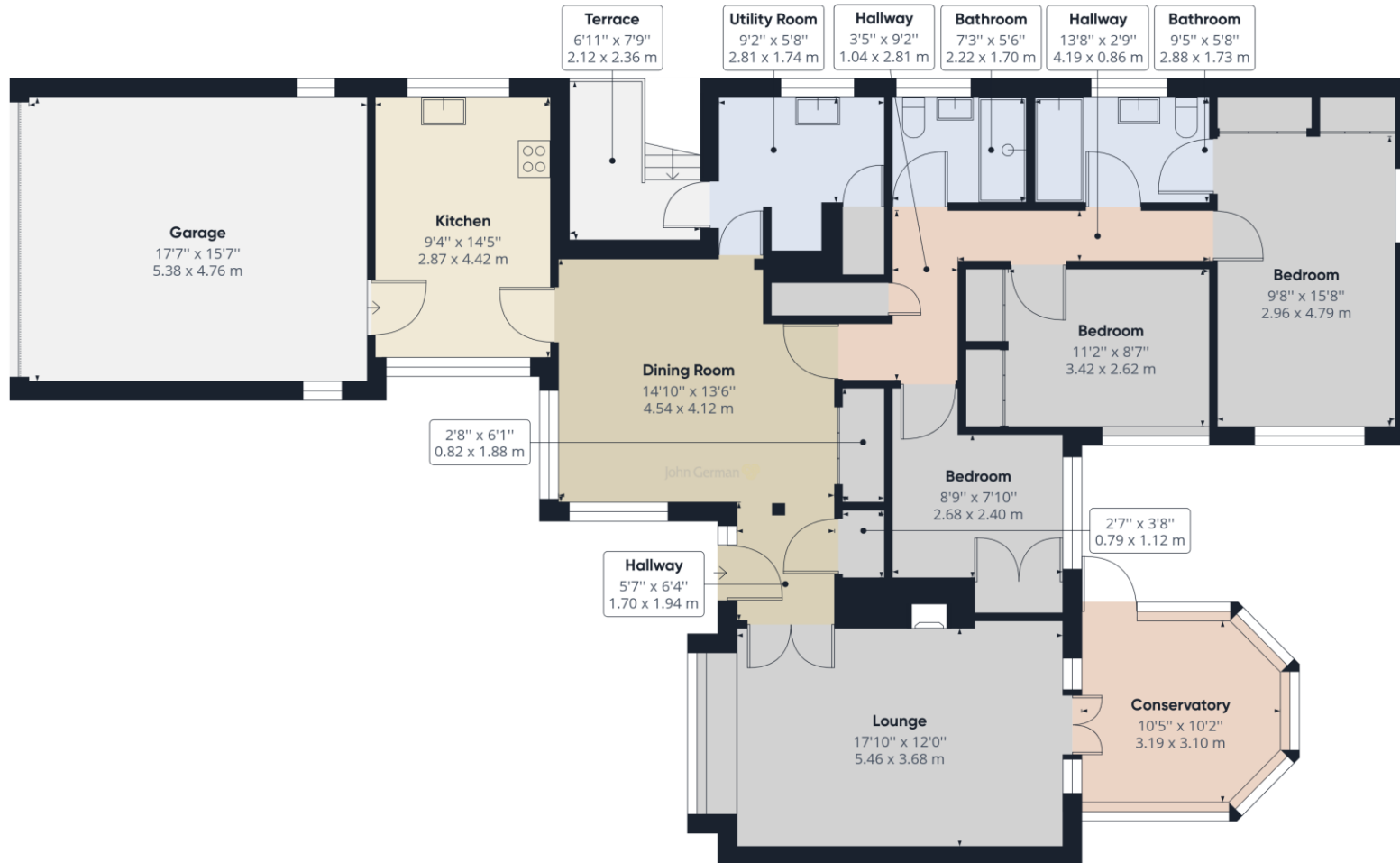
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27062023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC







**Approximate total area<sup>(1)</sup>**  
1685.38 ft<sup>2</sup>  
156.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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