

# Canal Street

Oakthorpe, Swadlincote, DE12 7RD

John   
German





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**£465,000**

**This stunning family home enjoys such a fabulous location adjacent to countryside walks from the very front door. Beautifully appointed throughout with lovely gardens and living space within. It also has the benefit of two drives with separate secure parking for a caravan/motorhome.**



This wonderful family home sits in a peaceful location surrounded by nature and mature trees with countryside walks and parks nearby. Being in the National Forest, Conkers, Moira Furnace and Hicks Lodge are right on your doorstep. Oakthorpe is a popular sought after village with a local primary school, village shop and village hall and Ashby-de-la-Zouch is close by, together with the M42 leading you into the Midlands motorway network.

Nestled in a quiet country lane, the property sits back behind an extensive block paved drive providing plentiful parking and access to an integral garage beyond. Set beneath the sheltering canopy porch, the entrance door opens into the tiled reception hallway which has turning stairs leading off to a featured galleried landing set above.

Arranged on the ground floor, you will find a lovely, excellent sized living room with double aspect windows and a warming focal point provided by the log burning stove fireplace, perfect for winter evenings. There is a dining room adjacent, ideal for entertaining, which in turn leads you to a light, bright conservatory which has sitting and breakfast areas with views over the gardens and French double doors leading out onto the patio area.

The heart of any home is the kitchen and this one doesn't disappoint. Beautifully appointed with a wide range of base and wall mounted cabinets wrapping around the room and complimentary work surfaces over with inset porcelain sink and mixer tap and window above overlooking the conservatory and garden beyond. The kitchen benefits from an integral dishwasher, microwave, double oven and induction hob with feature extractor hood above. There is also space for a large American style fridge freezer. Lastly on the ground floor, there is a guest cloakroom which has WC and wash hand basin. An internal door then leads you through to the single garage.

Upstairs on the first floor, there is a spacious balustraded galleried landing and arranged around are four bedrooms (all with wardrobes) and two bathrooms. The principal bedroom has dual aspect windows with views to the side over fields and has the benefit of a refitted contemporary en suite shower room with a large double width vanity unit with inset wash hand basin and storage below. There is a WC and a corner shower cubicle with attractive tiling and shower set above. Bedrooms two and three overlook the rear garden and have, as mentioned, built in wardrobes. Bedroom four overlooks the front and has a feature walk in wardrobe/store closet. The family bathroom is finished in white on with a bath, WC, wash hand basin and a separate tiled shower cubicle with shower above.

Outside to the rear, you will find there are two patio areas. There is a breakfast patio just off the conservatory with steps leading down to a larger patio area, perfect for summer BBQ's and entertaining. The gardens are neatly laid to lawn with planted borders providing splashes of colour and natural screening. To the side of the property you will find there is a large block paved driveway which is purpose built for parking a caravan or motorhome. This has a five bar timber gated access and is a rare feature for any modern property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
Services: No gas. 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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

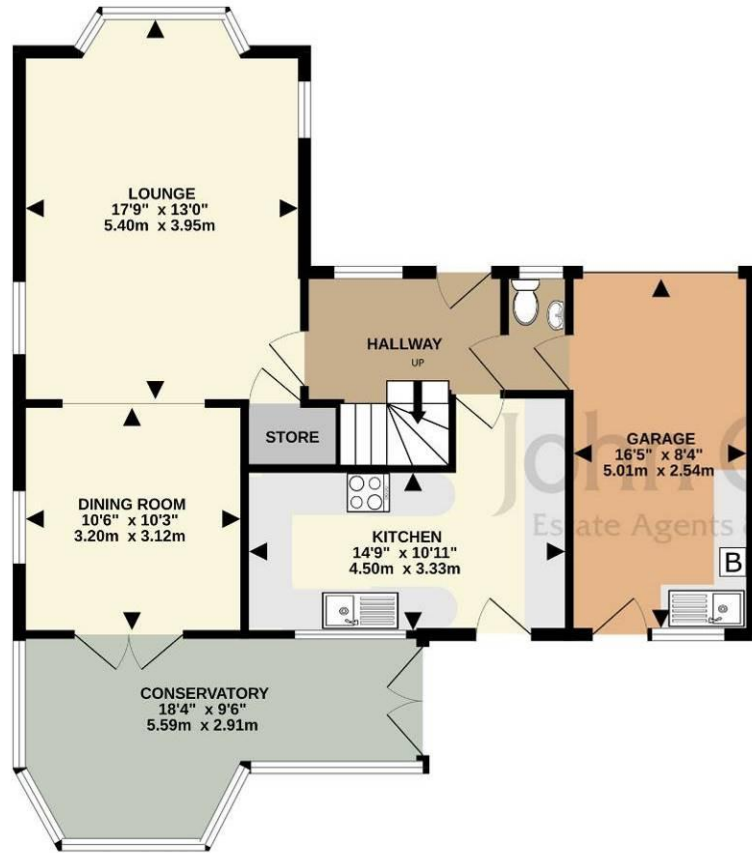
Our Ref: JGA/09082023

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

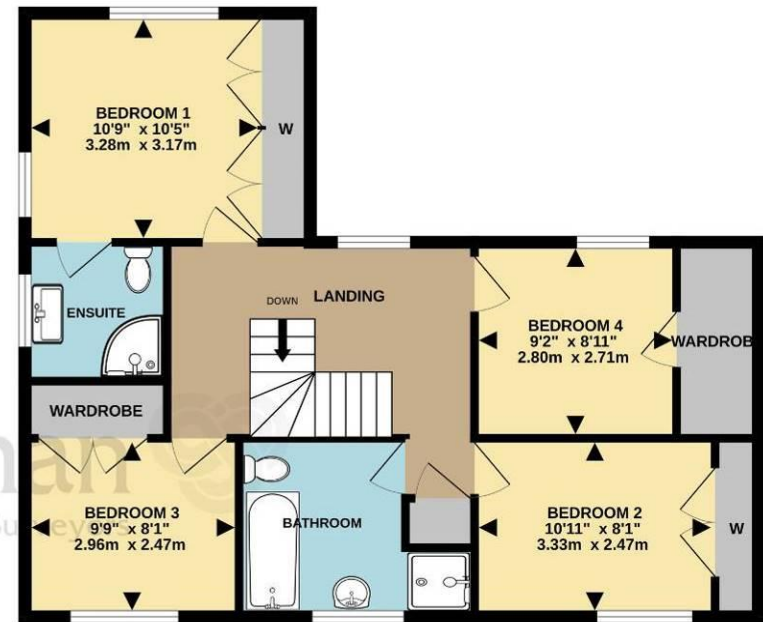




GROUND FLOOR



1ST FLOOR



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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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		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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