



The Old Stables
Oakthorpe,
DE12 7RZ

Offers In Excess Of £285,000

PERFECTLY POSITIONED within this quiet residential cul de sac, this 3 DOUBLE BEDROOM, 2 BATHROOM town house home affords a STYLISH MODERN INTERIOR, enjoying a spacious WELL PRESENTED finish approaching 1300 sq ft of living space over 3 floors, with a LANDSCAPED rear garden & plenty of parking.



Property Features

- Open Plan Living
- Stylish Finish
- Three Double Bedrooms
- En-Suite Master
- Cul de Sac
- Three Storey
- Landscaped Garden
- Immaculately Presented
- Driveway
- Nearly 1300 Sq Ft

Full Description

Occupying a quiet cul de sac position on the fringe of Oakthorpe village centre, is this stylish 3 bedroom, 2 bathroom town house family home which affords a well presented and spacious interior extending to nearly 1300 Sq Ft of living space over three floors, with an efficient gas fired central heating system and double glazing throughout ensuring an excellent EPC rating of C.

Immaculately presented you are welcomed into the hallway with downstairs wc leading to the spacious open plan living dining kitchen. This bright and airy room features integrated appliances, an upgraded water softener system and large patio doors onto the landscaped garden.

To the first floor there are two well proportioned double

bedrooms with a modern family bathroom suite and walk in shower. There are two additional cupboards for storage.

The second floor offers a generous size double master suite with built in high quality fitted wardrobes and separate en-suite shower room. There is also additional storage on the landing area.

To the front of the property there is parking for two vehicles and shared side access to the garden

Perfectly positioned you can easily embrace the qualities of village life within Oakthorpe, a popular sought after village, with a great local primary school, village shop and village hall, many country walks surround the village and being in the National Forest, Conkers, Moira Furnace and Hicks Lodge are right on your doorstep. Measham and Ashby de la Zouch are close by together with the M42 leading to the midland motorway network with Tamworth and Birmingham all within 30 minutes drive.

TENURE The property is Freehold

COUNCIL TAX The property is in Band D.

SPECIAL NOTE We are advised that there is a yearly maintenance charge £372





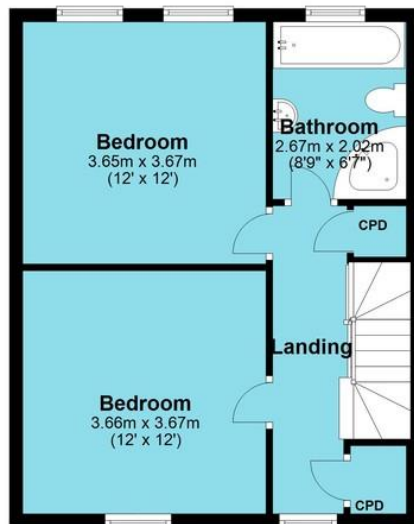
Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



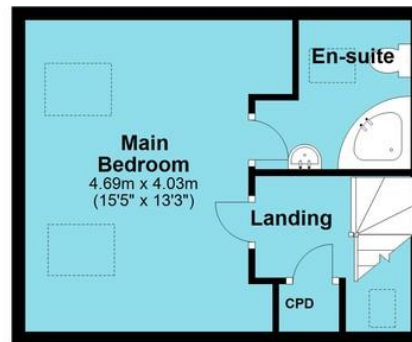
First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 120.0 sq. metres (1291.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements