

The Old Stables

Oakthorpe, Swadlincote, DE12 7RZ

John
German





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£315,000

Stunning three storey home extending to circa 1435 sq ft offering spacious and well appointed living space with contemporary breakfast kitchen with dining and sitting area leading you out into lovely landscaped private gardens. There are three double bedrooms, two bathrooms (en suite), lounge, utility and WC.



The Old Stables is a superb development of just nine homes within a private setting off Measham Road in Oakthorpe. Number 4 has been thoughtfully designed for contemporary modern life with open plan family living featuring a stunning open plan living dining kitchen with the additional benefit of a utility/boot room off. The property is beautifully appointed, well proportioned and has the benefit of the NHBC warranty, alongside twin drives and single garage.

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 stone's 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 one mile away.

Set beneath a canopy porch, the entrance door opens into a welcoming through reception hallway with useful guest cloakroom. To the right of the hallway as you enter is a cosy sitting room and directly ahead of you is the wonderful open plan living space combining dining, sitting and kitchen which is one seamless social space ideal for family life and entertaining. At the heart of the room is a stunning contemporary high gloss kitchen with central breakfast island with inset sink, beautiful contrasting work surfaces having inset induction Bosch hob with extractor hood above, there is integrated eye level Bosch oven and microwave oven, integrated fridge freezer and integrated dishwasher. The dining area easily accommodates a large family table and the sitting area has plenty of space for an informal sofa and benefits from lying adjacent to the French double doors with flanking picture windows which overlook the landscaped gardens and take you outside. Ideal for summer BBQ's and entertaining.

On the first floor you will find there are two excellent king sized bedrooms coupled with a well appointed family bathroom having not only bath, pedestal wash hand basin and WC, but also a separate corner quadrant shower with mains shower above.

Onwards and up to the top floor and here you will find the master suite which runs along the top floor of the property. It has vaulted ceiling with skylights and bespoke fitted wardrobes running along one wall with bespoke fitted chest of drawers. This room benefits also from its own private en suite shower room with corner shower, pedestal wash hand basin and WC. There is ladder style towel radiator, attractive tiled floor and walls.

Outside the property benefits from two drives to the fore providing ample off road parking alongside the single garage which has up and over door, light and power points and rear personal door taking you out to the garden beyond.

The south facing rear garden benefits from not being overlooked to the rear, have been beautifully landscaped and offering a full width paved patio area with steps leading up with winding block paved pathway leading to a second patio. The garden is laid mainly to lawn and is flanked by pretty flowering borders with a variety of shrubs.

Agents note: The property is set on a private development with shared responsibility for the communal areas. The property is located in a coal mining area.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

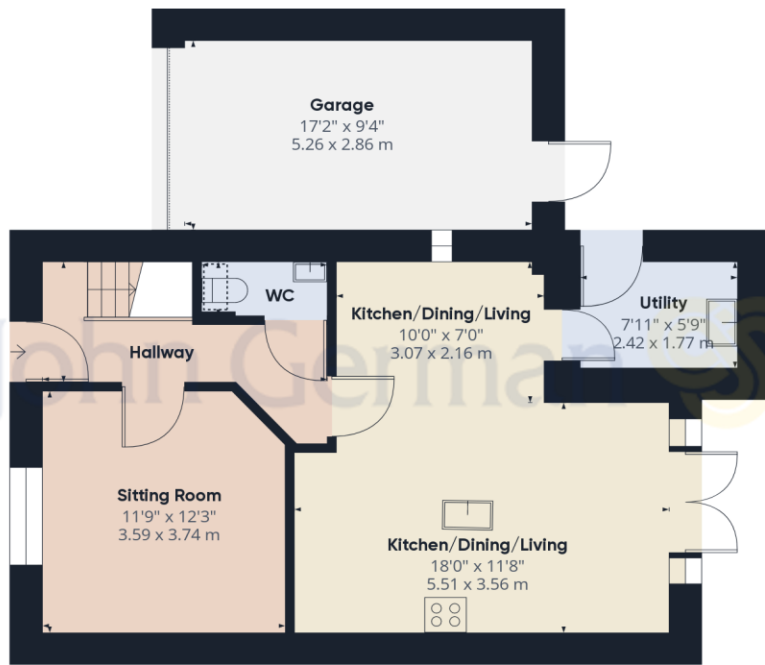
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/30042024

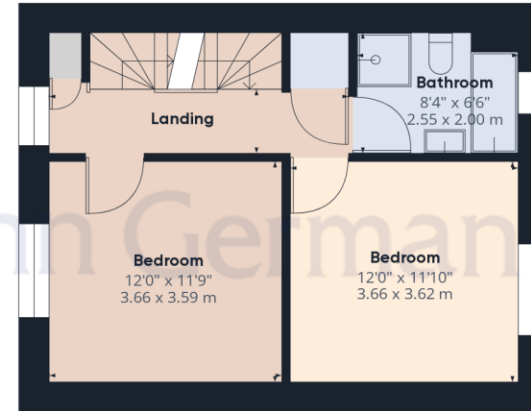
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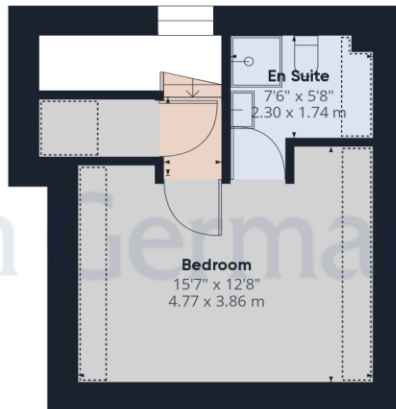




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1435.39 ft²


133.35 m²

Reduced headroom

56.26 ft²

5.23 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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