

New Street

Oakthorpe, Swadlincote, DE12 7RJ



Charming character semi detached period cottage benefitting from off road parking and lovely long garden with fabulous garden cabin/home office plus amazing views over surrounding countryside. The property also has the benefit of no upward chain, solar panels and village location.

£215,000

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 has been freshly carpeted and decorated throughout and comes with the benefit of no upward chain, solar panels, garden cabin and the very unusual benefit of double width driveway to the side providing off road parking for two vehicles.

An attractive cottage style door with an inset lead effect glazed pane opens to reveal the first of two well proportioned reception rooms. This dining or sitting room has wall mounted electric heater, and at the focal point is an open fire place. Next is an inner lobby with understairs storage cupboard and beyond that the second reception room which would make a lovely dining room or sitting room too. The focal point of this room is the solid fuel stove which provides hot water for the solid fuel partial central heating system, it has a surround with raised hearth and charming feature Alice in Wonderland themed tiled back. From this reception room a glazed sliding barn style door opens into the kitchen which has base mounted cabinets running alongside three sides of the room with complementary work surfaces, inset stainless steel sink with mixer tap and ceramic tile splashbacks. There is space for a cooker, space for fridge freezer and uPVC double glazed window overlooking the side utility porch, and a large feature glazed skylight floods the kitchen with natural daylight. Leading off the kitchen is a utility porch with space for washing machine, windows to the rear and door taking you to outside.

Take the stairs to the first floor and you will find a corridor landing which has radiator and cottage style ledge and brace latched doors leading off. Bedroom one is a lovely size double bedroom with a front facing window. Bedroom two is again double in size and has the benefit of built-in wardrobes and a uPVC double glazed window offering views over the surrounding countryside. The bathroom is well appointed and has attractive tiling to two sides of the room, WC, pedestal wash hand basin and a wet room style shower area with electric shower above. From the window there are panoramic views over the surrounding countryside towards Moira and Donisthorpe in the distance.

Outside: Lovely cottage garden to the fore with driveway to the side providing double

width off road parking. Gated side access leads onto the rear where there are long cottage style gardens sectioned into lawns with borders, vegetable garden area with raised beds and a lower area with expansive patio, greenhouse, storage shed and lovely views over the fields to the rear. The gardens have the benefit of a purpose built garden cabin room with multiple aspect windows and double French entrance doors. The room has light and power making an ideal garden room, hobby room or study. Adjoining the garden room is a useful garden store measuring 2.7 x 1.4 metres.

Agents notes: The property is in a coal mining area, please note the property has undergone some structural movement in its past. We understand this is long standing, and we would advise any interested parties to seek their own verification.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric and solid fuel (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 A

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

Our Ref: JGA26112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent