

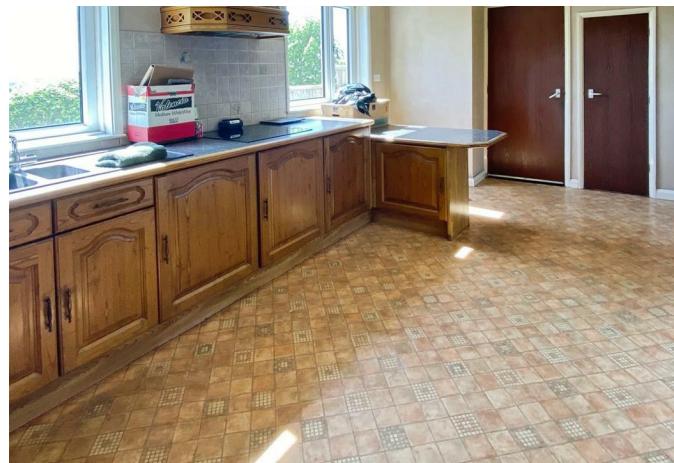


38 Stretton View
Oakthorpe, Swadlincote, DE12 7QZ
£180,000

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Offered for sale with NO UPWARD CHAIN, this three-bedroom semi-detached home enjoys stunning REAR VIEWS over open farmland, nestled in a small cul-de-sac location in the ever popular village of Oakthorpe. Featuring great potential for modernisation, the property benefits from solid fuel central heating and double glazing. Accommodation includes a Reception Hall, living room, cloakroom/WC, and a fitted breakfast kitchen. Upstairs are three generous bedrooms and a family bathroom. Outside, there is on-street parking, a front garden, and a south-facing rear garden ideal for enjoying the open views. EPC rating D - Council Tax Band A NWLDC. Early viewing is strongly recommended by Liz Milsom Properties.

- Offered with NO UPWARD CHAIN
- Double glazing Solid fuel central heating
- Semi-rural & cul-de-sac location
- Great sized Breakfast Kitchen
- South facing garden - **VIEW EARLY**
- Fantastic opportunity to improve
- Rear idyllic countryside views
- Hall, Living Room Cloaks/WC
- 3 generous bedrooms
- Excellent roadlinks for the commuter.



Location

Oakthorpe is a small village within a few miles of the bustling market town of Ashby-de-la-Zouch. It has all local amenities including a shop, primary school and public houses. The National Forest is easily accessible and close-by and provides many pleasant walks for visitors and local residents. The heart of the forest is the Conkers Visitors' Centre which offers woodland walks and is a useful source of information on the local flora and fauna, and past history of the area. There are good transport links to neighbouring towns and further cities via the M42.

Overview - Ground floor

The property is set back from the road with steps leading down to the front entrance, which opens into a welcoming Reception Hall with stairs to the first floor. A door leads into the front-facing Living Room, featuring a Parkray solid fuel back boiler and a large picture window allowing for an abundance of natural light.

From the living room, a door opens into the spacious Breakfast Kitchen, which spans the full width of the property and offers a good range of wall and base units, a breakfast bar, electric hob and oven, and two large walk-in cupboards for excellent storage.

A door from the kitchen leads down to a Cloakroom/WC, and a covered area provides access to an external store—ideal for garden tools and extra storage—as well as access to the rear garden.

Overview - First floor

Stairs rise from the reception hall to a spacious landing with loft access. The first floor offers three generous bedrooms, including two doubles—both featuring fitted or free-standing wardrobes. The rear double bedroom enjoys idyllic views over open farmland. There is a single bedroom located to the front of the property. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin, and low-level WC, along with a built-in airing cupboard housing the hot water cylinder.

Agents view

We are super pleased to bring to the market this beautiful south facing three bedrooomed family home with rear idyllic views of the countryside. The property briefly comprises of entrance hallway, Breakfast kitchen, living room and WC. /storage room to the ground floor, with THREE double bedrooms and family bathroom to the first floor. The south

facing rear garden has a patio area, lawned area with flower borders. Useful external store. Early viewing is essential! EPC - D.

Ground floor

Downstairs WC

Spacious Living Room

14'11" x 11'1" (4.55m x 3.40m)

Breakfast kitchen

17'10" x 11'0" (5.46m x 3.36m)

First floor

Main Double Bedroom

14'7" x 11'1" (4.46m x 3.40m)

Double Bedroom

11'1" x 12'1" (3.40m x 3.70m)

Bedroom

8'11" x 7'10" (2.74m x 2.41m)

Family bathroom

7'5" x 5'8" (2.28m x 1.73)

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Important Notes

"The property briefly comprises a three-bedroom semi-detached house built approximately 1945. The property was originally built of a non-traditional Airey construction. We believe the property has been upgraded with the concrete and with an external installation finish beneath a pitched roof covered with tiles. Further details can be requested from Agent.

Outside

Property is set back from the road with on street parking, established hedge providing privacy and steps and path leading to the front door.

Rear private garden

The second door on the front of the property provides access to the rear garden with useful store. Step leads to the delightful south facing rear garden, which has a patio area perfect for entertaining with family and friends which then leads to the private rear garden comprising of lawn and flower borders and mature hedge. There are idyllic views over unspoilt countryside, which must be viewed to be totally appreciated.

Viewing Strictly Through Liz Milsom Properties

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9.00 am – 2.00 pm Saturday

Closed - Sunday

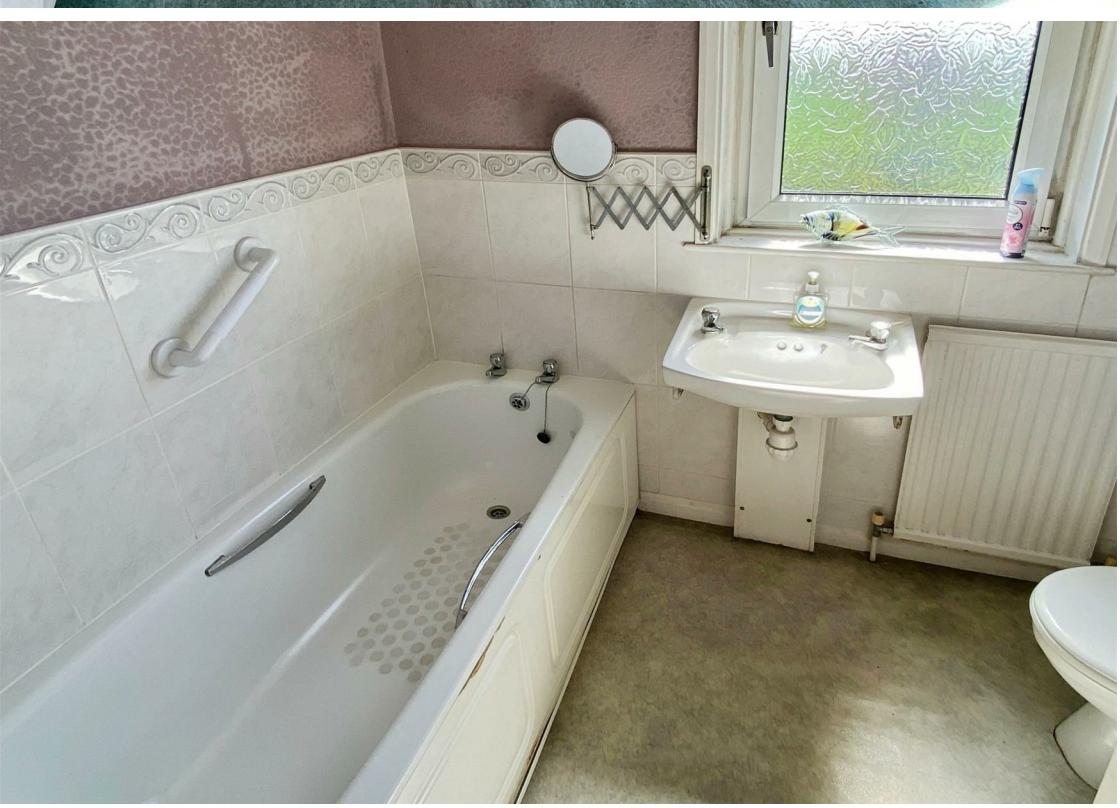
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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

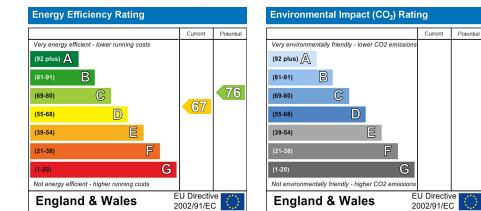
Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



Directions

For SAT NAV purposes use DE12 7QZ



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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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