

Alexanders
MarketMakers.

New Street
Oakthorpe

- Well-proportioned three bedroom detached home
- Spacious main bedroom with en suite
- Versatile rear garden room
- Versatile single-storey accommodation
- Approximately 1,258 sq ft of accommodation
- Generous plot with open countryside views
- Peaceful semi-rural setting
- Convenient access to wider road network
- EPC Rating E / Council Tax Band D / Freehold

A well-proportioned three bedroom detached home, Joylyn enjoys a generous plot in a pleasant position on New Street, Oakthorpe. Offering approximately 1,258 square feet of versatile single-storey accommodation, the property provides spacious living areas together with excellent potential for modern family life, with a particularly attractive open countryside aspect to the rear.

The accommodation comprises a spacious living room, separate dining room, well-appointed kitchen, versatile garden room and three bedrooms, including a generous main bedroom with en-suite shower room.

The property enjoys a peaceful semi-rural setting surrounded by attractive countryside, with generous grounds, elevated countryside views and convenient access to the wider road network. Oakthorpe and the neighbouring villages provide a range of everyday amenities, with Measham and surrounding towns offering further shopping, schooling and leisure facilities.













Accommodation:
The accommodation comprises an entrance hall leading to the spacious living room, which features a feature fireplace, together with the separate dining room. The well-appointed kitchen provides access to the rear garden room, which opens directly onto the outside space and provides valuable additional living space.

The three bedrooms include two further bedrooms alongside the generous principal bedroom with en-suite shower room. The principal bedroom provides a generous space, while the two further bedrooms offer versatile accommodation. A family bathroom completes the accommodation.

Gardens and land:
The property occupies a generous plot, with the rear garden enjoying an enviable open outlook over the surrounding countryside. The garden room opens directly onto the outside space, making it particularly well suited to enjoying the peaceful rural setting.

The generous grounds offer considerable scope for outdoor entertaining, family use and keen gardeners, while the elevated countryside views provide a delightful backdrop and enhance the overall sense of privacy and tranquillity.

Location:
Situated on New Street within the popular village of Oakthorpe, Joylyn enjoys a peaceful semi-rural setting surrounded by attractive countryside. Oakthorpe and the neighbouring villages provide a range of everyday amenities, with Measham and surrounding towns offering further shopping, schooling and leisure facilities.

The property also benefits from convenient access to the wider road network, making it well placed for both local and regional travel.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.


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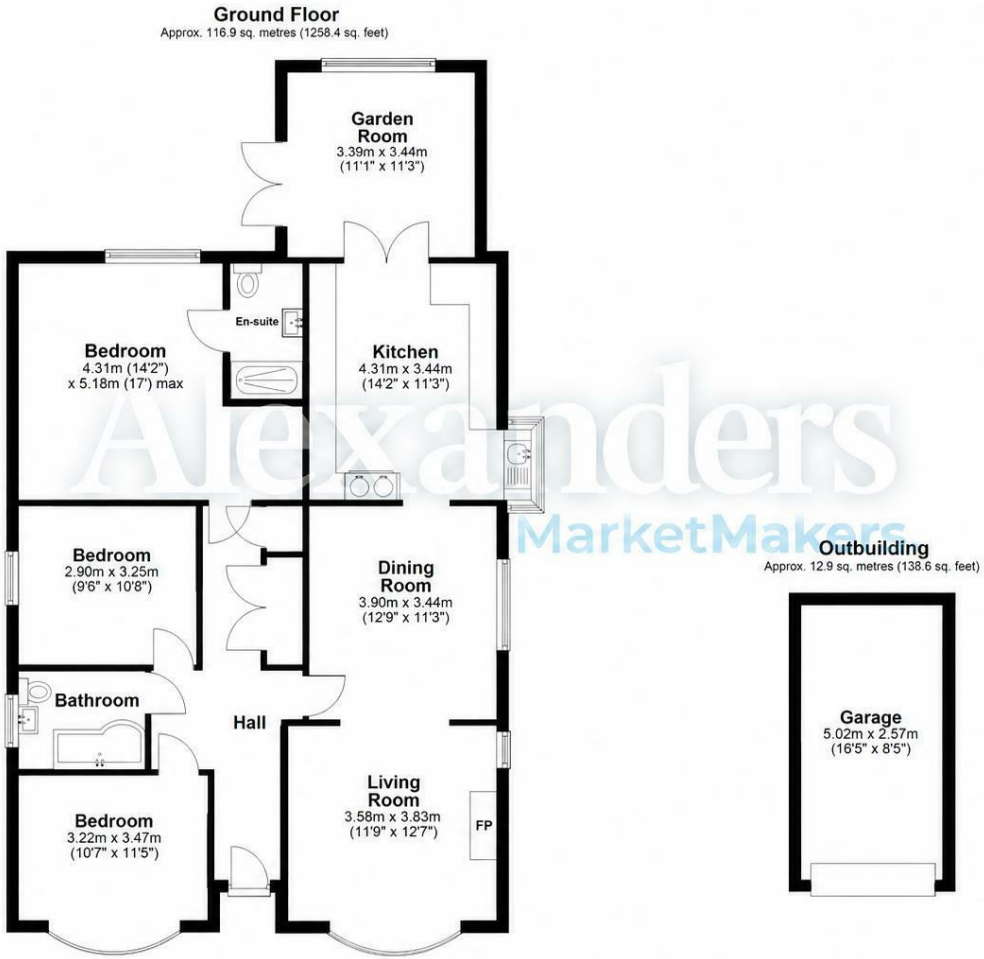
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

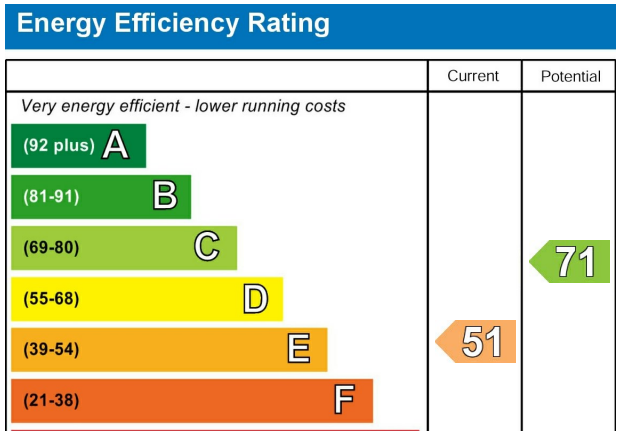
General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 129.8 sq. metres (1397.0 sq. feet)









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