

8 School Street

Oakthorpe | DE12 7RE | Guide Price £210,000

ROYSTON & LUND

- Guide Price £210,000 to £220,000
- Well-Presented Three-Bedroom Semi-Detached Home
- Good Sized Lounge with Dual Fuel Log Burner
- Double Glazed Throughout
   Newly Fitted Gas Boiler (1
- Private Garden and Off Street Parking

- NO UPWARD CHAIN
- Modern Kitchen/Diner with Built in Over, Hob and Extractor
- Newly Fitted Bathroom
- Newly Fitted Gas Boiler (1 year old)
- Freehold / Council Tax Band A / EPC Rating D

















Guide Price £210,000 to £220,000 - No Upward Chain

Well-Presented Three-Bedroom Semi-Detached Home – Oakthorpe

Situated in the popular village of Oakthorpe, within the heart of the National Forest, this well-presented three-bedroom semi-detached property enjoys easy access to countryside walks and local amenities. An ideal purchase for first-time buyers, families, or investors alike.

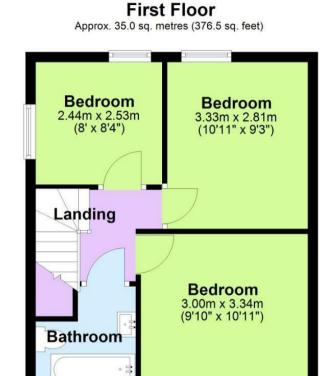
The property is entered via a hallway which opens into a larger-than-average living room featuring a fully working multi-fuel log burner and a front-facing window, creating a warm and welcoming space. A door leads through to the spacious kitchen/diner, fitted with a range of modern wall and base units and integrated oven, hob, and extractor fan. There is plumbing for a washing machine and tumble dryer, space for a fridge/freezer and a newly fitted Gas Boiler (1 year old) . there is an under stairs storage cupboard, ideal for larger household appliances. A double-glazed door provides access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including two doubles and a larger-than-average single bedroom with dual-aspect windows. A newly fitted three-piece family bathroom completes the accommodation.

Externally, the property benefits from off-street parking for two vehicles. The private, enclosed rear garden is of a good size and includes brick-built storage units, with the option to acquire additional storage sheds.

Oakthorpe offers a highly regarded primary school and a local convenience store, with further amenities available in nearby Measham and Ashby-de-la-Zouch. Excellent leisure opportunities are close by, including Hicks Lodge, Moira Furnace & Canal, and Donisthorpe Country Park, all within easy reach, making this a fantastic location for those who enjoy outdoor living.

## Ground Floor Approx. 34.9 sq. metres (375.9 sq. feet) Kitchen 2.74m (9') x 5.44m (17'10") max Living Room 3.59m (11'9") x 4.48m (14'8") max



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

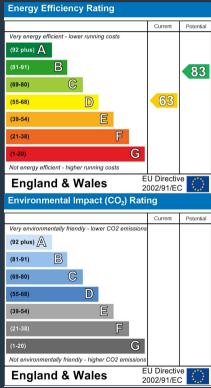








## **EPC**





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