



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
- 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.

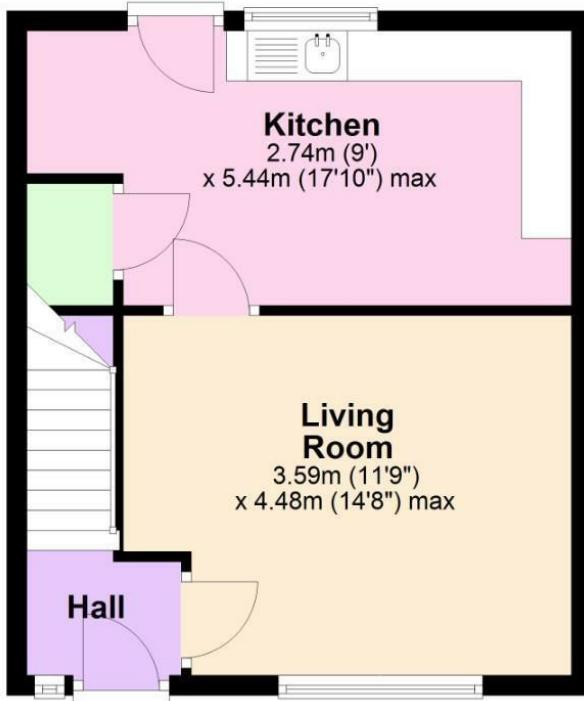


## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

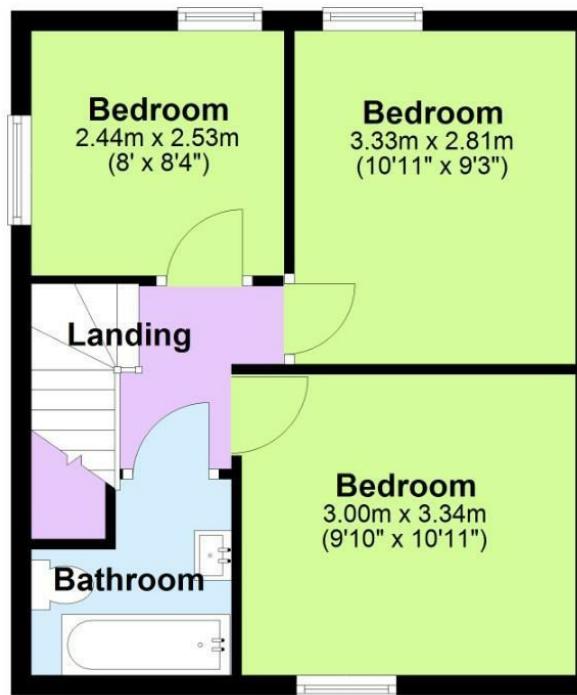
## Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



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

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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