



Chapel Street

Oakthorpe

Price Guide £425,000



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Tenure
Freehold

Accommodation Details

Owl Cottage is a charming, characterful detached three bedroom cottage fulfilled with charm, warmth and elegance located in the rural village of Oakthorpe. LPG gas heating and UPVC double glazed windows throughout.

External & Approach

Set back from the road, this beautiful cottage has a driveway leading up to the garage in which you'll find parking for one vehicle. Entrance into the property is via a white composite door fitted with decorative glass. You will then be greeted by a warm, welcoming entrance hallway. Throughout the property you will find original rustic wooden doors with black accessories and the flooring.

Entrance Hallway

Once entered into this home, you are greeted with a delightful and spacious entrance hallway. In this entrance area which leads into the kitchen is hard laminate flooring. The walls are painted in white with one feature wall painted in a navy. In this room you'll find automated spot lights, a window to the side access, a wooden door leading into the kitchen and enough space for any shoes and coats.

Kitchen Diner

11'1" x 16'4" (3.39 x 4.98)

Step into the heart of this home, you will find a wonderful, open plan country style kitchen dining room which then opens up into a versatile sitting room/snug with French doors opening to the lovely, landscaped rear garden. This kitchen is fulfilled with light along with many charming features such as the wooden painted beams to the ceiling, high oak wood skirting boards, decorated in soft neutral tones with wall lights providing warmth to the room and views of the open countryside. This kitchen is filled with a range of wall and base units painted in a sage green with chrome handles and a high quality ivory brown granite worktop above with a matching splashback.. Adding a pop of colour to this kitchen area, we have full height of quirky tiles all in soft pastel colours used as a splashback. This room is in keeping with the period of property and pleasantly modernised with singular ceiling lights and multiple plug sockets. In this room, you'll also find; an integrated fridge freezer, integrated dishwasher and a Belfast sink with separate hot and cold taps with a drainer groove found in the worktop, smoke alarm and one radiator.

Snug

8'6" x 12'6" (2.61 x 3.83)

Following from the kitchen; we have the open plan snug which provides a wonderful, quiet area for seating proving a gorgeous outlook of the lovely garden along with countryside fields beyond. This room has been tastefully decorated with white painted walls and one feature wall in a soft yellow with a subtle pattern detail. This room also has underflooring heating and a separate heating thermostat.

Living Room

11'9" x 13'9" (3.59 x 4.21)

A fabulous reception room located at the front of the property with timber beam ceiling and a window providing view of the front aspect of the property. This cosy feeling room has a beautiful feature point which is the fireplace housing a multi fuel burner with a wooden mantel above and a pastel pink trendy tile splashback behind. Once entered into the property, you will find wooden floorboards along to the right hand side following up to the dining room as the main area of this room has been carpeted in a neutral colour. You'll also find; two wall lights, a radiator, TV point and a soft olive wallpaper to the alcoves around the chimney breast.

Dining Room

11'10" x 12'2" (3.63 x 3.71)

With steps up leading from the living room, we have a rather spacious yet elegant dining room with a large window to the front aspect of the property. This room offers a warm welcome as we have natural, wooden floorboards, exposed beams to the ceiling and neutral green wallpaper to one wall. You'll also find; a wooden built in cupboard with black accessories in which you'll find the consumer unit, meter readings and built in shelving, a pendant light, telephone point, and a window to the front aspect of the property.

Hallway

Leading from a door in the kitchen, you'll find a spacious narrow hallway providing access to the shower room, utility and access into the rear garden. You have the same continuous flooring from the entrance hallway and kitchen and two steps up leading up into the spacious utility room and a door leading into the downstairs bathroom. Here you'll also find handy storage space located behind the door and a loft hatch in which this space has been boarded and will provide enough room for suitcases or seasonal decorations. There are two wall pendant lights and one radiator.

Shower Room

6'0" x 6'5" (1.84 x 1.98)

A generous sized and modern family shower room with a three piece suite. This room comprises of a large shower cubicle with two waterfall shower heads and a gloss glazed ceramic wall tiles and glass panelled doors, a modern vanity and WC combination unit in dark grey with storage cupboards below. There are stylish tiles to the floor in a light grey and green tone contrasting very well the the choice of tile. You'll also find; a privacy window, extractor fan and a chrome heated towel rail.

Utility Room

8'0" x 8'11" (2.46 x 2.74)

A very impressive utility area with wooden flooring, this room has space for two utility appliances, a cupboard housing the Ariston boiler and there is a stable door to the garden. You'll also find base units with a granite effect worktop and splashback, a stainless steel sink with separate hot and cold taps along with a drainer, extractor fan and a white painted wooden stable door.

Stairs and Landing

Leading from the left hand side of the kitchen is another wooden door providing access to the stairs which have been carpeted. You'll find two small windows, a smoke alarm, a small loft hatch and doors leading off to each of the bedrooms and family bathroom. You'll also find a handy airing cupboard with built in shelving providing enough space for any towels and bedding.

Bedroom One

12'1" x 12'2" (3.69 x 3.72)

This room flows from the landing with the continuation with the neutral décor with one feature wall and cream coloured carpet with ceiling spot lights. This room currently fits a king size bed with a set of drawers and tall narrow drawers located behind the door. You'll find a wooden door with steps down leading into en suite and one window to the front aspect.

Bedroom One Enuite

8'5" x 9'0" (2.58 x 2.75)

This ensuite is generally larger than the average with a corner shower cubicle with one shower head and spotlights to the ceiling. Behind the door you'll find a built-in

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combination vanity unit with a basin and WC with pale blue coloured cupboards with white composite worktop above. There is a window with privacy glass to the rear of this property, laminate flooring and a heated towel rail. This room has pale blue painted panelling to the walls and the same wallpaper continuing from the bedroom.

Bedroom Two

3.63 x 3.71

This room has been decorated neutrally with navy bird detail wallpaper to the alcoves and the chimney breast painted in navy. There is newly laid cream carpet and spotlights to the ceiling. This is a comfortable double bedroom and currently has a single bed with a large desk in situ.

Bedroom Three

12'7" x 12'8" (3.85 x 3.87)

Bedroom three demonstrates a very cosy double bedroom located off of the corridor and matching that of previous rooms with the neutral wallpaper décor, carpets to the floor and high skirting boards. This room enjoys views over the garden following with countryside views. This room has three sets of built in wardrobes with white painted wooden doors providing further storage/wardrobe space. There is a possibility of making this room larger by taking down the double set of wardrobes as they are only stud walls.

Family Bathroom

7'1" x 8'0" (2.17 x 2.44)

Located at the rear of the property is a generous sized family bathroom with laminate flooring. There is a heritage ceramic basin with built in storage below and a white composite worktop. This three piece suite has a full-size free standing white bath with mixer tap and handheld shower in the centre and a WC with push down flush. This room has it's own extractor fan, spotlights to the ceiling and has been decorated in pastel tones with tasteful cream panelling running around the edge of this room and at half height wallpaper in soft green with flower detailing. There is a window with privacy glass.

Outside Space & Garden

Outside, to the right-hand side is a block paved driveway leading to single garage with both power and electric and to the left-hand side is pedestrian access through a secure gate providing access into the rear garden.

This lovely, large, East facing rear garden has been landscaped to a high standard with a spacious patio area along with another seated area which is gravelled. Following from the stable door from the utility room you have an outside tap along with a handheld shower with separate hot and cold taps suitable to clean any muddy boots or paws. There is also a hidden fenced off dustbin storage area, a log house and a small shed with electric located at the bottom of the garden. You have a single slabbed path leading down to the bottom of the garden where you'll see turf to the right hand side and many raised sleepers with mature flower beds and a wooden gate providing access to countryside fields which has a public footpath. There is a door providing entrance into the garage.

Garage

This single detached garage has electric doors and found within is the usage of electric, concrete flooring and provides ample storage space.

Post Code For Sat Navs

DE12 7QT

Local Authority & Council Tax Band

Band C

North West Leicestershire District Council

Property To Sell?

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You can email us via our website, or you can 'Live Chat' via our website 24/7





GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1572sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: C. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC