

# SUPERIOR HOMES

# ROYSTON & LUND



# Prospect House 12

Oakthorpe | DE12 7QT

Guide Price £600,000

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An amazing opportunity to acquire this stunning period, five bedroom detached family home in the village of Oakthorpe. The property sits on a generous plot with landscaped garden space to the front and the rear & benefits from ample off street parking, as well as a double detached garage with a first floor storage area.

The property offers an abundance of period features, beams and original fireplaces, sitting along side all the conveniences of modern living.

Entering into the entrance hall and into the main hallway, we have access into the kitchen, dining room, lounge, sitting room and stairs down to the cellar and first floor. The ground floor offers versatile living accommodation with three reception rooms, a hallway that could be used as a study area and a kitchen breakfast room that has space for a range of free standing appliances, as well as as access to the lobby and WC.

To the first floor there are five well proportioned double bedrooms and a four piece bathroom consisting of a corner bath, shower, WC, wash basin and a laundry room. Bedrooms two and three also benefit from access to a Jack & Jill bathroom. Finally to the second floor there is a further double bedroom with a dressing area that has built in wardrobes.

The large secluded garden is laid to lawn with well stocked established borders with a large sunny patio area. To the front of the property there is a further area of lawn and flower beds.



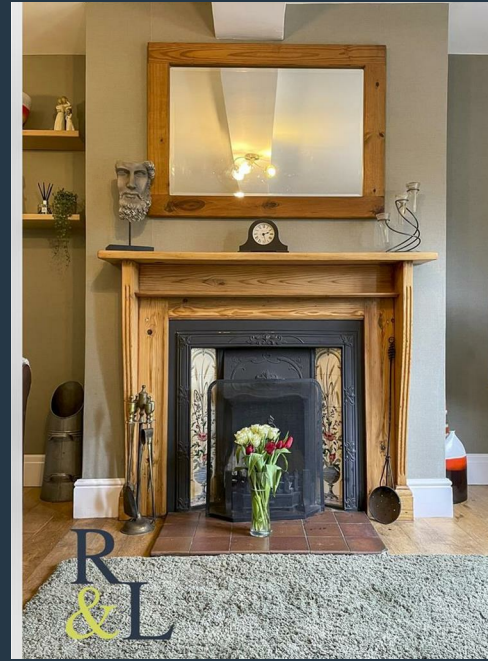


- Guide price £600,000 to £650,000
- Beautiful Detached Family Home
- An Abundance of Period Feature
- Five Double Bedrooms Two with a Jack & Jill Bathroom
- Three Reception Rooms
- Large Family Bathroom, Downstairs WC
- Large Private South Facing Garden, Off Street Parking for 5/6 Cars
- Double Detached Garage with Upper Level - Ideal for Renovation
- EPC Rating E - Freehold
- Council Tax Band - E





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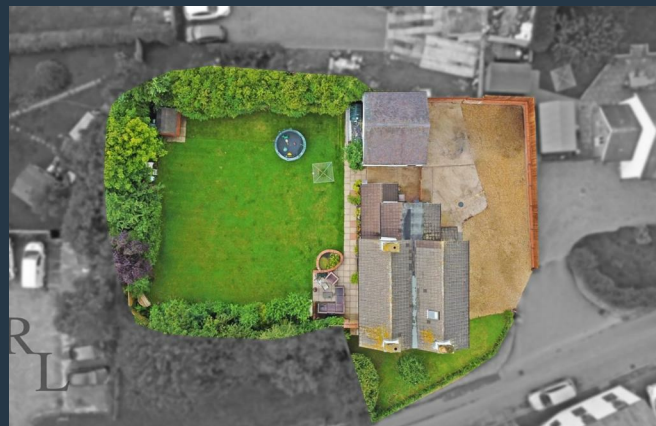
Oakthorpe is a village in north-west Leicestershire, England.

In 1086, Oakthorpe was part of Derbyshire and was amongst several manors given to Nigel of Stafford by William the Conqueror. Located in the heart of the National Forest, with walks to Donsithorpe Country Park and Moira Furnace as well as Hicks Lodge and Willesley Woods.



In the past Oakthorpe's main use was for mining as there were numerous deep active mines in the area, however since the closing down of the mines in the 1990s Oakthorpe has simply become a residential village. Oakthorpe has a Primary School and a Methodist church. Oakthorpe and has several local businesses such as a newsagent and one takeaway.

The village of Measham is a short drive away where there are plenty of amenities including a Doctors Surgery, Leisure Centre, chemist, supermarket, cafes and a public house.



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 representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current

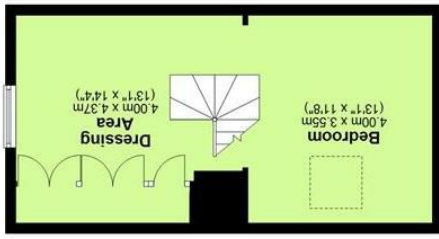
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO2 emissions	
Potential	Current

**EPC**

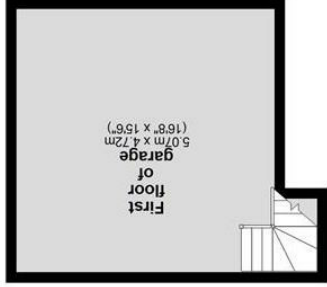


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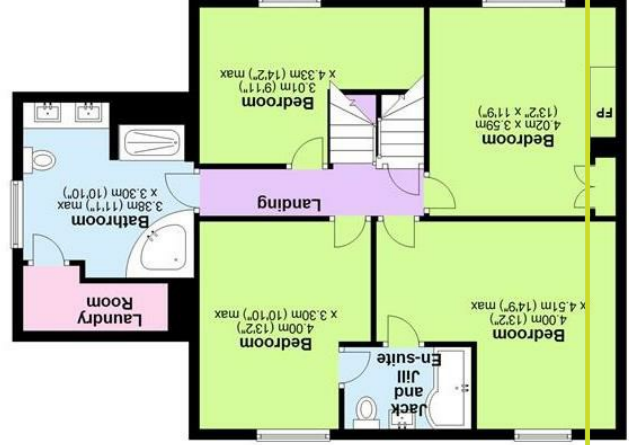
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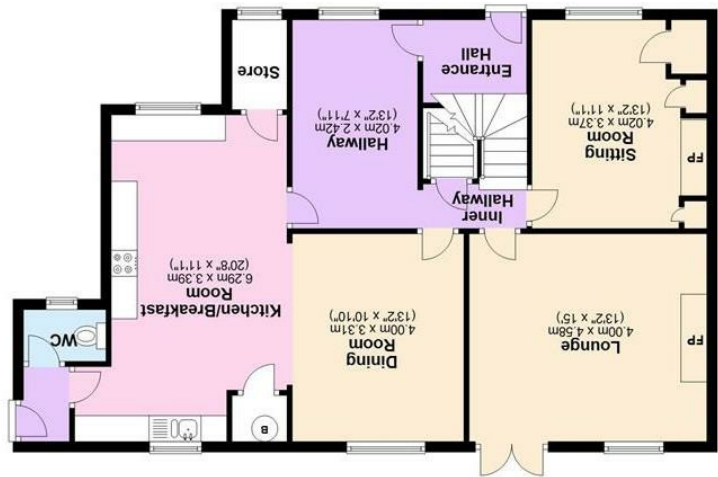
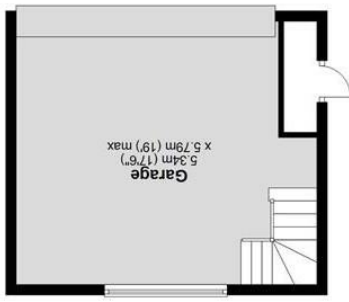
Second Floor  
Approx. 32.1 sq. metres (345.2 sq. feet)



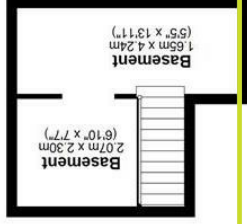
Total area: approx. 275.6 sq. metres (2966.2 sq. feet)



First Floor  
Approx. 105.5 sq. metres (1135.5 sq. feet)



Ground Floor  
Approx. 124.0 sq. metres (1335.1 sq. feet)



Basement  
Approx. 14.0 sq. metres (150.4 sq. feet)