

# SUPERIOR HOMES

# ROYSTON & LUND





# The Old Shoulder of

Oakthorpe | DE12 7QT  
Offers In The Region Of £495,000

A wonderful four bedroom detached home in the village of Oakthorpe. Formerly the local pub and since conversion has been completely refurbished throughout. Set within the centre of the village with two off street parking spaces to the rear on a shared gated driveway.

Entering into the hallway that benefits from a cloaks cupboard, there is access into the living room and stairs to the first floor. The ground floor has an open plan feel to it with two reception areas and an open plan kitchen area that has been fitted with a range of high quality units and benefits from a of integrated appliances including a fridge/freezer, dishwasher and an oven with extractor fan overhead.

The living room has a feature fireplace and the dining room has a sky lantern overhead and double doors that open into the rear garden. From the dining room there is an inner hallway that has a downstairs WC, utility room, door to the cellar and access into the third reception room that has a further fireplace and bi-fold doors across the rear.

To the first floor there are four well proportioned bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin. The main bedroom benefits from an en-suite shower room and built in storage, while bedroom four also has built in wardrobes.

To the rear of the property there is a south facing low maintenance garden with block paved patio area, lawn, mature shrubs and secure gated access to two parking space at the rear that are on a gated shared driveway.







- Offers in the Region of £495,000
- Detached Family Home - Formerly A Pub
- Three Reception Rooms
- Kitchen + Utility + Downstairs WC
- Four Bedrooms
- Bathroom + En-suite Shower Room
- South Facing Landscaped Garden
- Two Off Street Parking Space
- EPC Rating E - Freehold
- Council Tax Band F















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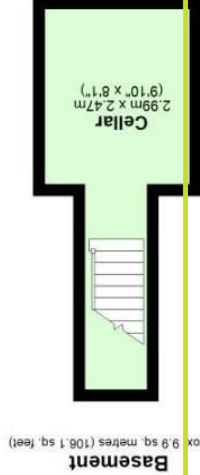
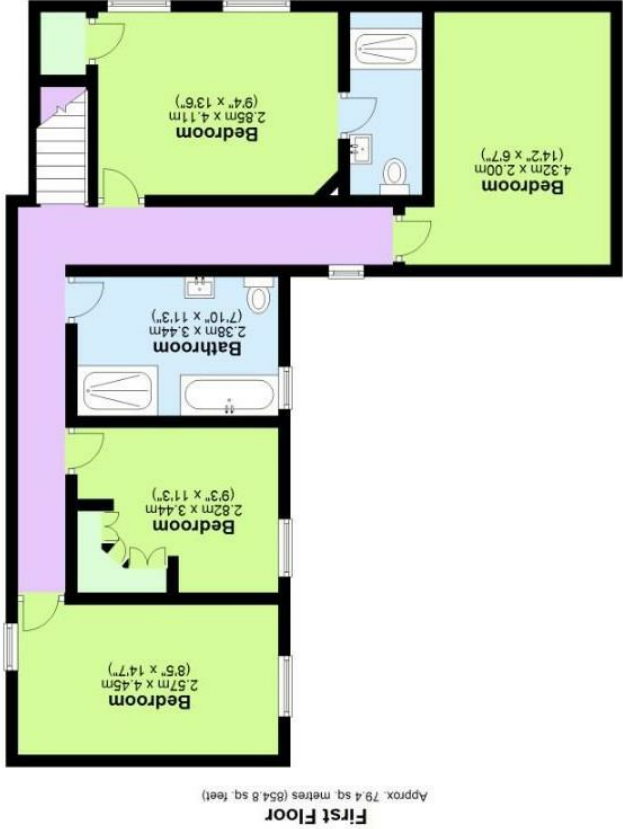




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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



Total area: approx. 184.5 sq. metres (1985.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error.

Plan produced using Planip.