



3 Boncroft Gardens

| DE12 7QN | Guide Price Guide Price £425,000 - £450,000

ROYSTON
& LUND

- Guide Price £425,000 - £450,000
- Beautiful Surrounding Countryside Views
- Open-Plan Kitchen to Lounge/Diner/Kitchen with Patio Doors to the West Facing Garden
- Utility Room, Downstairs WC
- EPC Rating - D
- Four Bedroom Detached Family Home
- Large Living Room with bi-fold doors to the Conservatory
- Principal Bedroom with En-suite
- Integral Garage and Off-Road Parking
- Council Tax Band - E / Freehold





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This attractive four-bedroom detached home offers generous living space and enjoys beautiful open views of the surrounding National Forest countryside. Located in the village of Oakthorpe with walking distance to a local store and in easy reach of the village of Measham and the market town of Ashby-de-la-Zouch.

The ground floor soon invites you into an ample size living room, complete with a feature fireplace and charming bay window. Wooden bi-fold doors connect this room to a bright and airy lounge/diner, which floods with natural light and provides delightful views. Flowing seamlessly into the open-plan kitchen, this area is perfect for both family living and entertaining. The modern kitchen is fitted with an integrated electric hob, grill / oven, and microwave, with an adjoining utility room that provides access to the integral garage. A convenient WC is also located off the hallway.

Upstairs there are three double bedrooms; the principal bedroom enjoys its own en-suite shower room. The fourth room being a larger than average single with storage. The family bathroom features a shower over a jacuzzi bath, offering a touch of luxury.

Outside, the property continues to impress. The rear garden is beautifully maintained, with a mix of paving, neat lawn, and established planting, all set against the backdrop of open countryside. To the front, there is off-road parking for two vehicles.

This property enjoys a peaceful village setting with countryside views. The village is home to Oakthorpe Primary School, with additional nearby options including Donisthorpe Primary and Measham Church of England Primary. Everyday shopping is close at hand, while larger supermarkets and services are available in Measham and Ashby-de-la-Zouch.



EPC

Energy Efficiency Rating

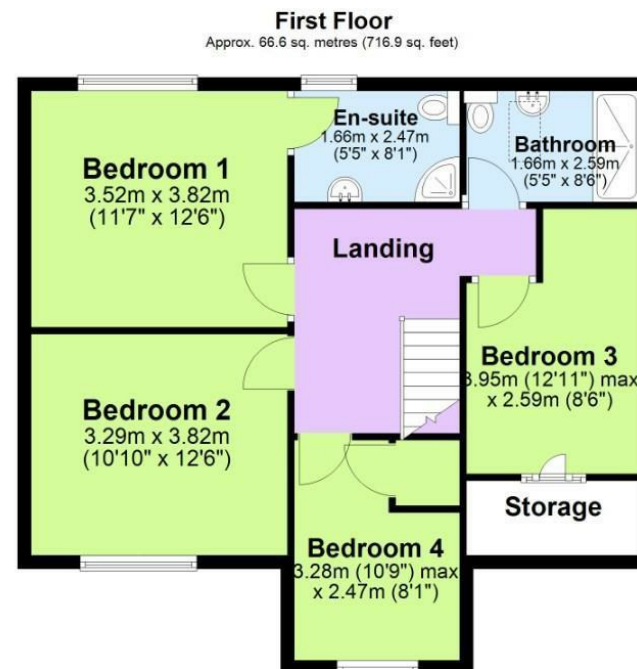
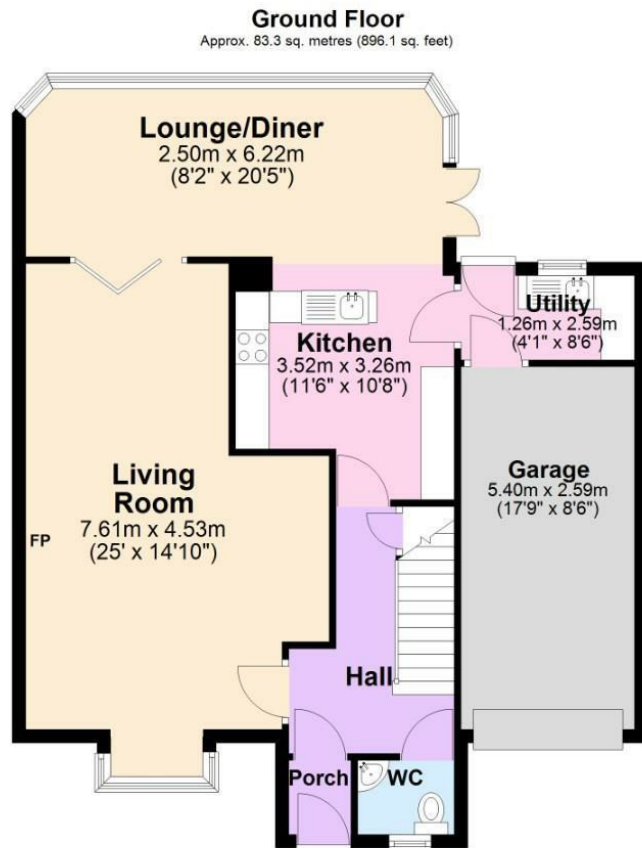
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 149.9 sq. metres (1613.0 sq. feet)

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