



5 Main Street, Oakthorpe, Leicestershire, DE12 7RB

HOWKINS &  
HARRISON



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Oakthorpe,  
Leicestershire, DE12 7RB

Guide Price: £250,000

In the heart of the National Forest and the lovely village of Oakthorpe you will find this three bedroom semi-detached property with countryside views to the rear.

Offering just over 700 sqft of internal accommodation in brief comprising entrance hall, lounge open plan into a dining room, fitted kitchen with a conservatory/utility room off. To the first floor there are three bedrooms and a bathroom. Set back from the road with a driveway providing off road parking to the side and to the rear of the property is an above average size rear garden, mainly laid to lawn with patio/seating area backing onto open fields.

#### Features

- Semi-detached family home
- Village location in the heart of the National Forest
- Open plan lounge/dining room
- Fitted kitchen, conservatory/utility room
- Three bedrooms & bathroom
- Driveway providing ample off road parking
- Above average size garden plot
- Driveway providing ample off road parking





## Location

Oakthorpe village, originally part of several manors given to Nigel of Stafford by William the Conqueror, recently operated as a mining village up until the 1990's. The village benefits from a local sports club, public house, shop and primary school boasting a 'Good' OFSTED rating. The village is well placed with road links to Measham and Donisthorpe villages offering a range of local amenities and facilities including doctors, leisure centre and Tesco mini market at Measham. There is also direct access to the A42 dual carriageway with East Midland conurbations beyond, links to the M1 motorway network and ideal for commuters. The nearby village of Moira (approximately three miles distance) also hosts the centre of the National Forest with visitor's centre.



## Accommodation Details – Ground Floor

The ground floor features a traditional entrance hallway with door to the left leading into a bright, open-plan lounge and dining area, filled with natural light from plenty of windows. The space flows through to a well-proportioned kitchen, with direct access to a practical utility room and a useful conservatory at the rear.

## First Floor

To the first floor there are three good-sized bedrooms, all filled with natural light from large windows and a three piece bathroom.

## Outside

Externally the property boasts an above average sized rear garden with terraced patio and steps leading down to a slabbed and landscaped patio area. Beyond this, a large lawned area providing plenty of space for family activities, all set against picturesque views of open fields to the rear. The front of the property you will find a large driveway with ample parking and a well maintained front garden plot.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

Mains water, drainage, electricity and broadband are connected to this property. The central heating system is oil fired.

## Tenure & Possession

The property is Freehold

## Local Authority

Text-F11

## Council Tax – Band B

**HOWKINS &  
HARRISON**

AWAITING EPC

## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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