



6, Chapel Street, Oakthorpe, Derbyshire, DE12 7QT

HOWKINS &
HARRISON

6, Chapel Street,
Oakthorpe,
Derbyshire, DE12 7QT

Guide Price: £495,000

Nestled away in the quiet Leicestershire village of Oakthorpe you will find this stunning detached character home, offering a mix of original and modern features throughout.

Boasting extended, internal accommodation totalling, just over 1900 sqft in brief comprising of; entrance hallway, a 25ft living/dining kitchen open plan to a rear dining room with bi-folding doors, inner hallway, utility room, cloakroom WC and a splendid sitting room to the rear also having bi-folding doors to outside. There is also access to an original cellar/basement. To the first floor there are four double bedrooms with a stunning en-suite shower room to the master and a four piece family bathroom.

Externally the property offers a landscaped easy to maintain garden and ample off-street 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

Heading through the traditional cottage doorway into the hallway with stairs to the right with large cloakroom following on from this. Off to the left is the stunning large open plan kitchen/living/dining room with feature piece fireplace and a modern range of eye level and base units with ample preparation surfaces and integrated appliances. Open plan from here is a dining room with French doors leading to outside and an inner hallway leading to downstairs WC, utility and access to the large cellar. To the rear of the property is a delightful sitting room with bi-folding doors onto the paved patio, ideal for entertaining.

First Floor

Heading up the single staircase which provides access to a large lengthy landing with doors leading off to four bedrooms and a large four piece family bathroom with separate shower cubicle. All the bedrooms are good size doubles, with tall ceilings. Bedrooms three and four have a range of built in wardrobes, whilst bedroom one, located to the front elevation has two windows and the added benefit of an en-suite shower room with double shower. Bedroom two located above the sitting room has dual aspect windows.





Outside

To the front of the property you will find a block paved area used for off street parking. To the rear of the property you will find additional off street parking and gated access to the landscaped low maintenance garden which has a mix of paved patio and lawned areas, ideal for outdoor entertaining.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

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

Features

- Stunning detached character property
- Situated in a sought after village location
- Mix of original features with modern additions
- Dining room & sitting room, both with doors to outside
- Large living/dining kitchen living
- Downstairs WC, utility and cellar access
- Four large double bedrooms
- Family bathroom, en-suite to the master
- Easy to maintain landscaped garden
- Ample off road parking





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

None of the services have been tested. We are advised that the property benefits from main water, drainage, LPG gas and electricity which are connected to this property.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	46 E	
21-38	F		
1-20	G		



Howkins & Harrison

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