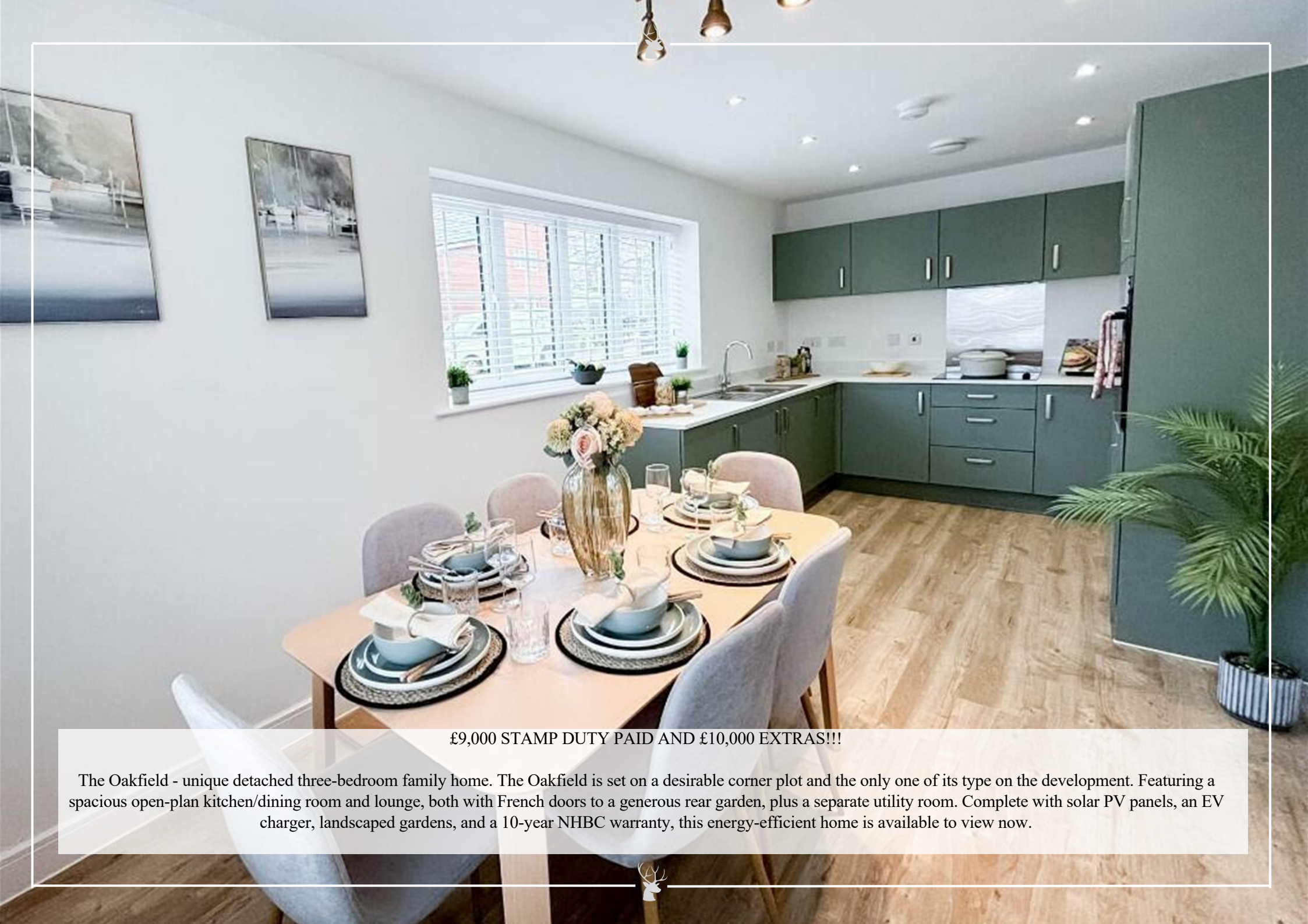




THE OAKFIELD, PLOT 66, SOWTERS LANE, BURTON-ON-THE-WOLDS,
SURREY. PRICE: £385,000





£9,000 STAMP DUTY PAID AND £10,000 EXTRAS!!!

The Oakfield - unique detached three-bedroom family home. The Oakfield is set on a desirable corner plot and the only one of its type on the development. Featuring a spacious open-plan kitchen/dining room and lounge, both with French doors to a generous rear garden, plus a separate utility room. Complete with solar PV panels, an EV charger, landscaped gardens, and a 10-year NHBC warranty, this energy-efficient home is available to view now.





£9,000 STAMP DUTY PAID AND £10,000 EXTRAS!!!

Set on a desirable detached corner plot, The Oakfield at Waltonbrook is a standout three-bedroom family home, offering generous living space, a large garden and a layout perfectly suited to modern lifestyles. With only one of this house type available on the development, this is a rare opportunity to secure something truly special.

Inside, the home is thoughtfully designed for both everyday living and entertaining. The open-plan kitchen and dining area forms the heart of the home, complete with French doors opening onto the rear garden-ideal for bringing the outside in during warmer months. A separate utility room adds practicality, keeping the main living space clutter-free.

The spacious lounge, also featuring French doors to the garden, provides a bright and relaxing retreat, perfect for unwinding at the end of the day.

Upstairs, the home offers three well-proportioned bedrooms, including a comfortable principal bedroom, alongside a modern family bathroom-creating a layout that works







effortlessly for families, couples or those looking for extra space.

Externally, the property benefits from landscaping to the front and a generous rear garden, offering plenty of space for outdoor living and entertaining.

Key features

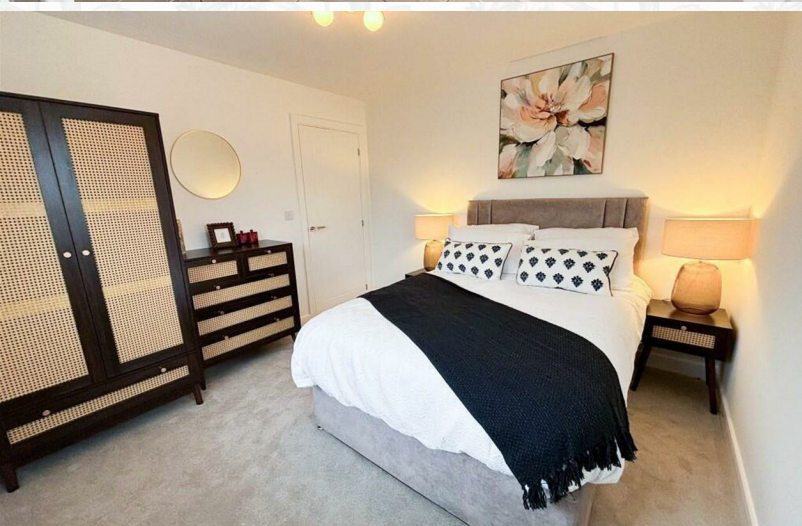
Detached 3-bedroom home on a corner plot

Only one of this house type on the development

Large rear garden

Open-plan kitchen and dining room with French doors

Separate utility room





Spacious lounge with French doors to garden
Landscaping to the front of the home
Solar (PV) panels and EV charger
10-year NHBC warranty
Available to view now
Specification

Kitchen & Utility

Stylish Symphony kitchen with square-edge worktops, Bosch integrated oven, ceramic hob, canopy extractor and French doors leading to the garden. Utility room with Ideal boiler.

Bedrooms

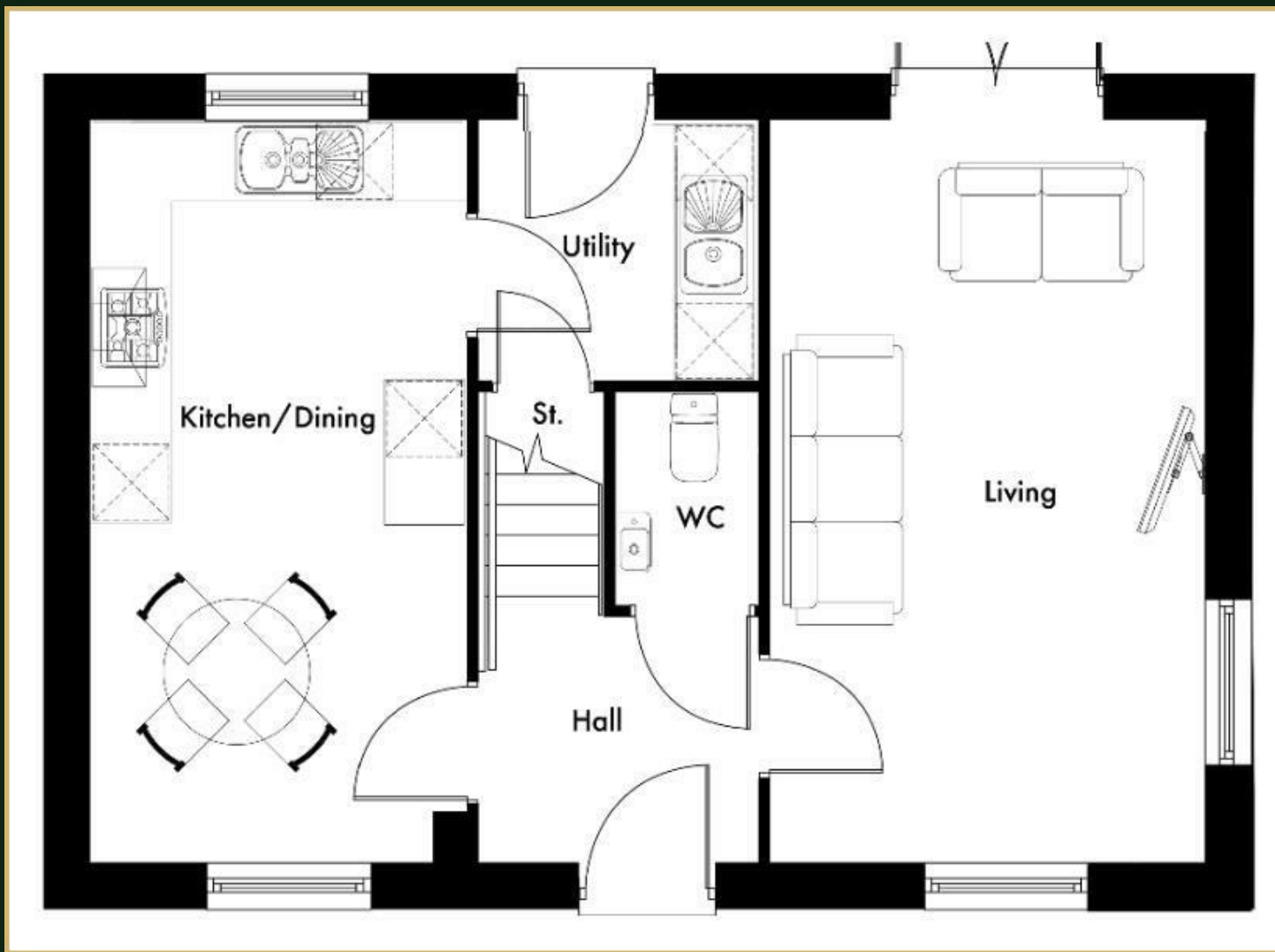
Comfortable and well-designed, featuring USB sockets to the principal bedroom and kitchen, along with a slimline TV point.

Bathrooms & En Suites

Contemporary fittings including Roca sanitaryware, Bristan brassware and Porcelanosa wall tiling, complemented by Vent Axia ventilation.

External
Attractive frontage with external up/down lighting, alongside solar panels and EV charging.

Peace of Mind
Fitted with carbon monoxide, smoke and heat detectors, plus a 10-year NHBC warranty.



Key Features:

- 5% DEPOSIT PAID, FLOORING INCLUDED AND UPGRADED KITCHEN & APPLIANCES!!!
- Spacious lounge to relax and unwind
- En suite to the master bedroom for privacy and comfort
- Two dedicated parking spaces
 - Good sized rear garden
- Energy-efficient solar panels and EV charging point
- 10-year NHBC warranty for peace of mind
- Open-plan kitchen and dining area with French doors leading to the garden, ideal for entertaining
- Separate utility room for added convenience



REZIDE



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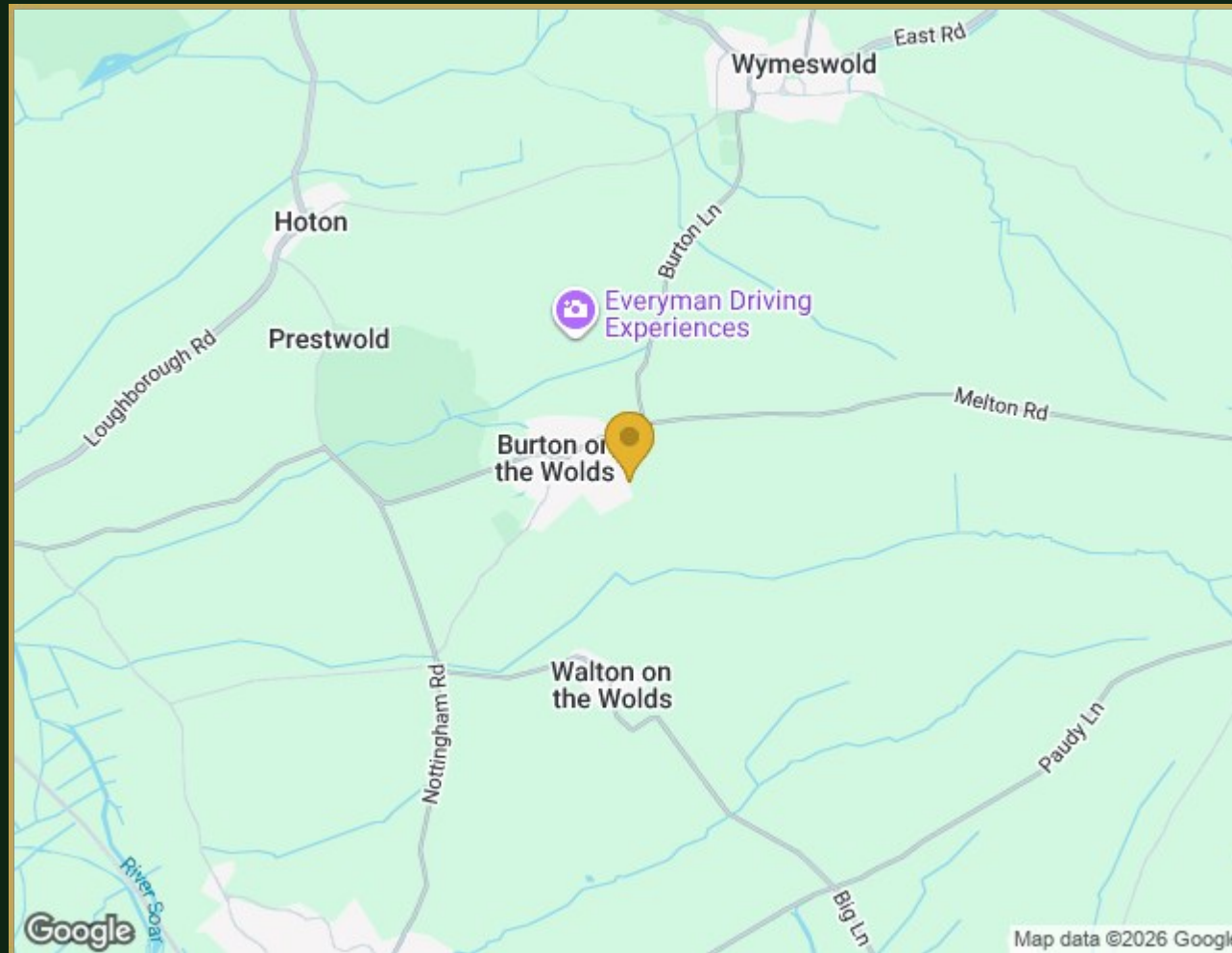


1009.00 sq ft

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

Property Location



Plot 66, The Oakfield Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS