

Silver Street

Oakthorpe, Swadlincote, DE12 7RA

John
German





Silver Street

Oakthorpe, Swadlincote, DE12 7RA

£240,000

Beautiful character cottage tucked away in the heart of the village, blending period charm with modern eco upgrades. Featuring a log-burning stove, stylish kitchen, landscaped garden with deck and bar, plus air source heat pump and solar panels.



John German

Tucked away along a highly sought-after street in the very heart of the village, this gorgeous character cottage effortlessly combines period charm with modern efficiency. The home has been thoughtfully enhanced with an air source heat pump, solar panels, external insulation to the original cottage, and a house humidifier system, ensuring comfort and sustainability year-round.

You are welcomed into a delightful sitting room, rich in character, featuring an exposed wall to one side and an oak staircase rising to the first floor. The focal point of the room is a striking white-washed brick chimney breast housing an inset inglenook log-burning stove, creating a warm and inviting atmosphere. Double doors open through to a sumptuous and moody formal dining room, beautifully finished with half-height panelling and an attractive feature fireplace positioned opposite a window fitted with plantation shutters. From here, the accommodation flows seamlessly into the breakfast kitchen, which is fitted with shaker-style base and wall cabinets wrapping around the room, complemented by coordinating worktops and an inset porcelain sink with mixer tap. Integrated appliances include an electric hob with extractor hood, oven beneath, and a breakfast bar area. A useful boiler and utility cupboard provides space for a washing machine. French double-glazed doors open directly onto the rear landscaped garden, allowing natural light to flood the space.

Off the kitchen is a practical lobby area with space for a large American-style fridge freezer, and from here a useful ground floor bathroom fitted with a panelled bath, WC, pedestal wash hand basin, radiator, and uPVC double-glazed window.

To the first floor, stripped and painted floorboards run throughout. Bedroom one is a generous double room with fitted plantation window shutters, and a built-in double wardrobe. To the rear is a second double bedroom with a window to the side aspect. Completing the first floor is a contemporary, showroom-style shower room, finished with sleek wall panelling, a walk-in enclosure with crittall-style detailing, a striking black double-head rainfall shower, and a vanity unit with integrated wash basin.

The rear garden enjoys an excellent degree of privacy and is arranged for both relaxation and entertaining, featuring a paved sun patio with wall surround and timber pergola, steps leading up to an artificial lawn, and an impressive timber decked entertaining area complete with a fitted bar.

A beautifully presented village home offering charm, comfort, and thoughtful modern upgrades in an enviable central location.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Electricity supply: Mains

Sewerage: Mains

Coalfield or mining area: Yes

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02022026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

803 ft²

74.8 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German
63a Market Street,
Ashby-De-La-Zouch,
Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

AWAITING EPC MEDIA

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



