



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

HOWKINS &
HARRISON

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

Guide Price: £175,000

A charming and characterful two-bedroom mid-terrace cottage, arranged over three floors, offering 734 sqft. of well-proportioned accommodation. The ground floor comprises a generous living room and fitted kitchen, with a double bedroom and bathroom to the first floor, while the second floor is devoted to a particularly spacious principal bedroom with useful eaves storage.

Externally, the property enjoys a rear courtyard and separate garden area, providing a surprisingly generous amount of outside space for a home of this type. With its attractive cottage frontage, practical layout and pleasant outlook towards the surrounding countryside, this is a distinctive home well suited to first-time buyers, downsizers or those seeking a character property.

Features

- Heart of the National Forest village location
- Approximately 734 sq. ft. of accommodation
- Charming two-bedroom cottage over three floors



Location

Situated within the popular village of Oakthorpe, this property enjoys a peaceful setting whilst remaining conveniently placed for everyday amenities and commuter links. Oakthorpe lies on the edge of the National Forest and offers an excellent blend of countryside surroundings with easy access to nearby market towns including Ashby-de-la-Zouch and Swadlincote. The area is particularly well regarded for its outdoor pursuits, with nearby attractions including the scenic Moira Furnace and Ashby Canal, offering picturesque walking, cycling and Village activities,, together with the popular Conkers Discovery Centre, providing family leisure facilities, woodland trails and adventure activities within the heart of the National Forest. The village itself benefits from a primary school, local convenience stores, leisure facilities and countryside walks, whilst a wider range of shopping, dining and recreational amenities can be found in nearby Ashby-de-la-Zouch. Excellent road connections are available via the A42/M42, providing straightforward access to Birmingham, Leicester, Derby and Nottingham, making the location ideal for commuters.



Accommodation Details – Ground Floor

The front door opens directly into the living room, a well-proportioned reception space with a window to the front and plenty of room for both seating and occasional furniture. From here, an opening leads through to the kitchen at the rear, fitted with a range of base units, work surfaces and space for appliances, together with a window and door providing access out to the courtyard. The staircase rises from the kitchen to the first-floor landing.

On the first floor, the landing gives access to Bedroom Two, a comfortable double room positioned to the front of the property, together with the bathroom to the rear, fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. A further staircase rises to the second floor, where Bedroom One occupies the top level of the property. This is a particularly generous room with ample space for bedroom furniture and useful eaves storage

Outside

Outside, immediately to the rear is a private enclosed courtyard, providing a pleasant and low-maintenance space for bin storage. Beyond this, the property also benefits from a separate garden area, offering additional outdoor space.

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.

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 mains water, drainage and electricity are connected to the main property. The central heating and hot water are both from the electric immersion heater of the multi fuel stove via a back boiler in the living room.

Local Authority

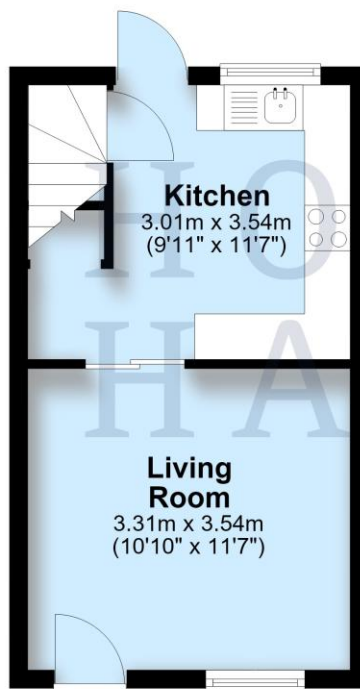
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

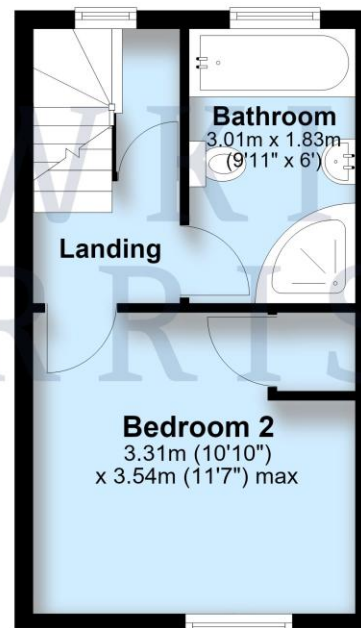
Ground Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



Second Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)

Howkins & Harrison

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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.