

# Silver Street

Oakthorpe, Swadlincote, DE12 7RA

John   
German



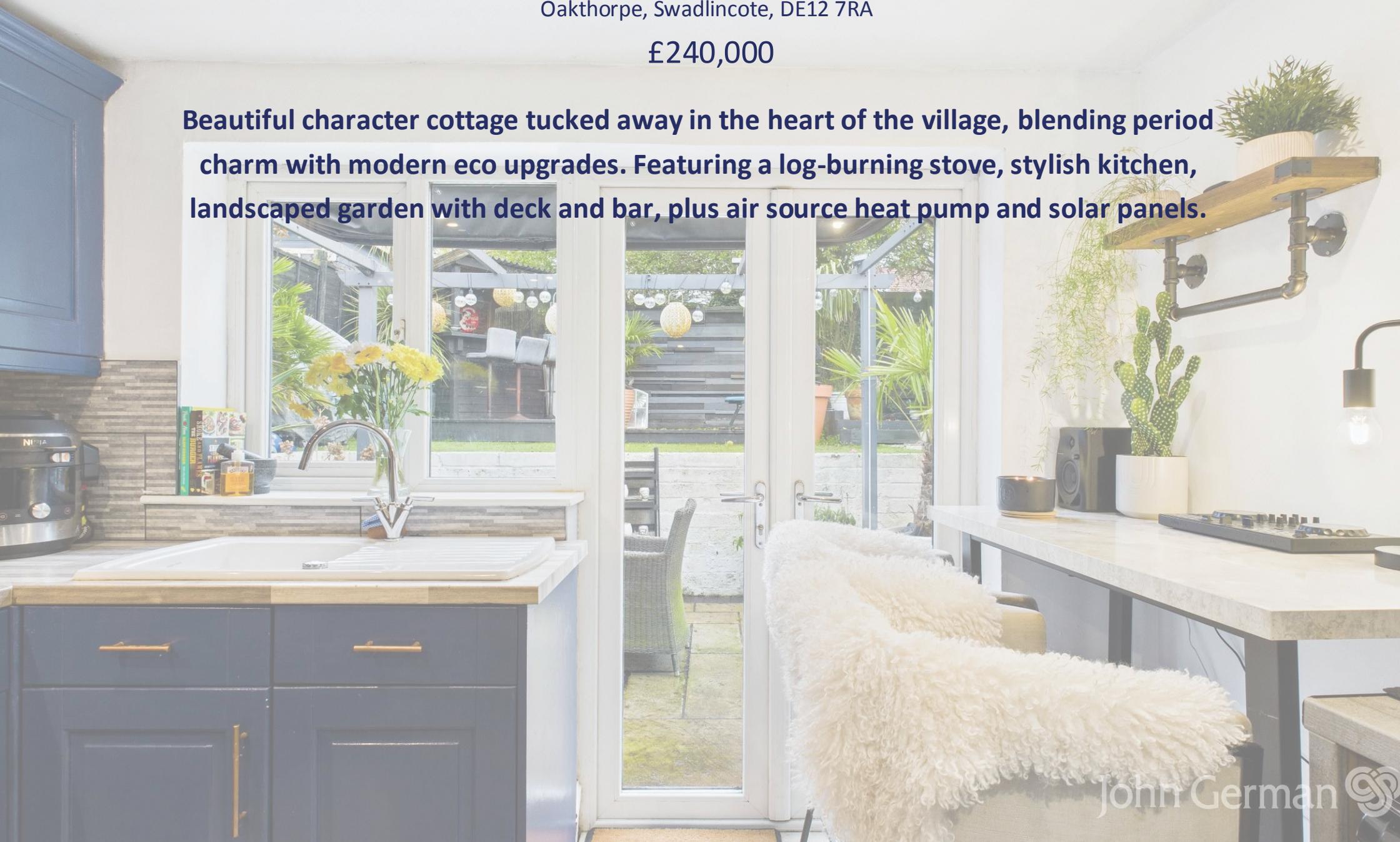


# Silver Street

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.**



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

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/02022026







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

803 ft<sup>2</sup>

74.8 m<sup>2</sup>

**Reduced headroom**

43 ft<sup>2</sup>

4 m<sup>2</sup>

(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**



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#### Referral Fees

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**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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 77 C    | 83 B      |

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