



Measham Road, Oakthorpe



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£199,950



### Key Features

- Three-Bedroom Semi-Detached Home
- Sold With No Upward Chain
- Tranquil Village of Oakthorpe
- Spacious Lounge with a Wood-Burning Stove
- Kitchen/Diner
- Three Generous Bedrooms
- EPC rating E
- Freehold





Welcome to Measham Rd, Oakthorpe—where charming village life meets modern comfort in this delightful three-bedroom semi-detached home. Ideal for a swift move with no upward chain, this property offers the perfect setting for family life. Step inside to find a spacious lounge, boasting a cosy wood-burning stove nestled on a stone hearth, and a bay window that frames the view of the meticulously maintained front garden.

The heart of the home is undoubtedly the kitchen-diner, featuring shaker-style cabinets, oak-effect worktops, and appliances which include a oven/grill and four ring electric hob. This welcoming space is perfect for creating culinary delights or hosting intimate dinner gatherings. The home includes a contemporary three-piece bathroom, adding to its appeal.

Upstairs, discover three generous bedrooms, with the master featuring built-in storage.

Moving outdoors, the property expands its charm. At the front, you'll find gravelled off-road parking for two vehicles, bordered by a lush, manicured lawn and mature hedges ensuring privacy. The rear garden is a sun-drenched oasis with its south-westerly orientation, featuring a paved patio for al fresco dining and a picture-perfect lawn for relaxation. Embrace serene village living with all the comforts of a well-designed home. Book a viewing today!

Oakthorpe is a charming village nestled in the district of North West Leicestershire, providing a serene countryside setting yet offering convenient access to modern amenities. The village itself is known for its tight-knit community and welcoming atmosphere, making it an ideal location for families and individuals alike. Residents enjoy the peaceful rural lifestyle while being just a short drive away from larger towns and cities, ensuring a perfect balance of tranquility and connectivity.

For those who enjoy outdoor pursuits, Oakthorpe is rich in natural beauty and recreational opportunities. Nearby, you will find many picturesque walking and cycling routes that showcase the beautiful landscapes of the National Forest. Residents can take advantage of the leisurely pace of life, with plenty of opportunities for outdoor exploration and adventure. Additionally, the Conkers Discovery Centre is just a short distance away, offering engaging experiences for all ages, from woodland trails to interactive exhibits.

Oakthorpe also benefits from impressive transport links that enhance its appeal. The village is conveniently located a short distance from major roads such as the M42 and A42, facilitating easy travel to Leicester, Birmingham, Derby, and Nottingham. For those who frequently commute, the nearby train stations in Burton-on-Trent and Ashby-de-la-Zouch offer efficient rail services, making travel to key destinations even more accessible.

Education is well-catered for within the region, with Oakthorpe boasting a reputable primary school, while a selection of secondary schools and academies can be found in the surrounding areas. Parents will appreciate the close-knit community feel of the local schools, which provide a supportive learning environment for children of all ages. Additionally, the proximity to larger towns affords access to further educational resources and extracurricular activities, ensuring a well-rounded experience for young learners.

## ACCOMMODATION

ENTRANCE HALL 1.18m x 1.03m (3'11" x 3'5")

BAY FRONTED LOUNGE 4.11m x 3.62m (13'6" x 11'11")

KITCHEN/DINER 5.15m x 2.55m (16'11" x 8'5")

REAR LOBBY 1.98m x 0.82m (6'6" x 2'8")

GROUND FLOOR BATHROOM 2.63m x 1.73m (8'7" x 5'8")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.1m x 3.65m (13'6" x 12'0")

BEDROOM TWO 3.03m x 2.58m (9'11" x 8'6")

BEDROOM THREE 2.58m x 1.96m (8'6" x 6'5")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

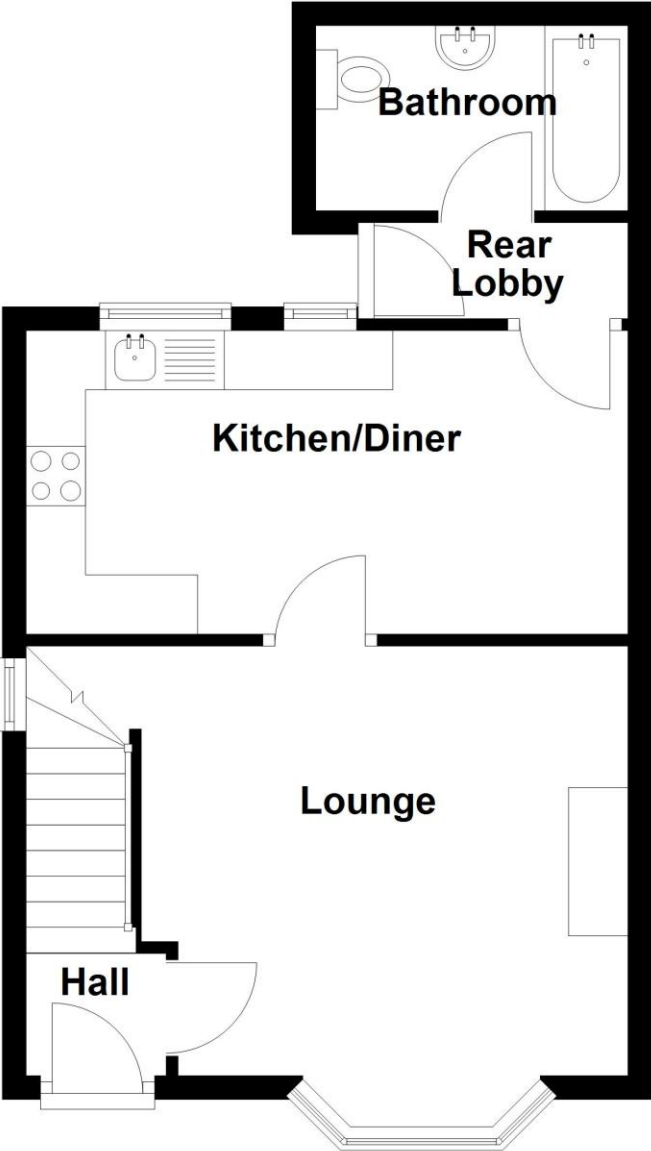
## HOW TO GET THERE:-

Postcode for sat navs: DE12 7RG

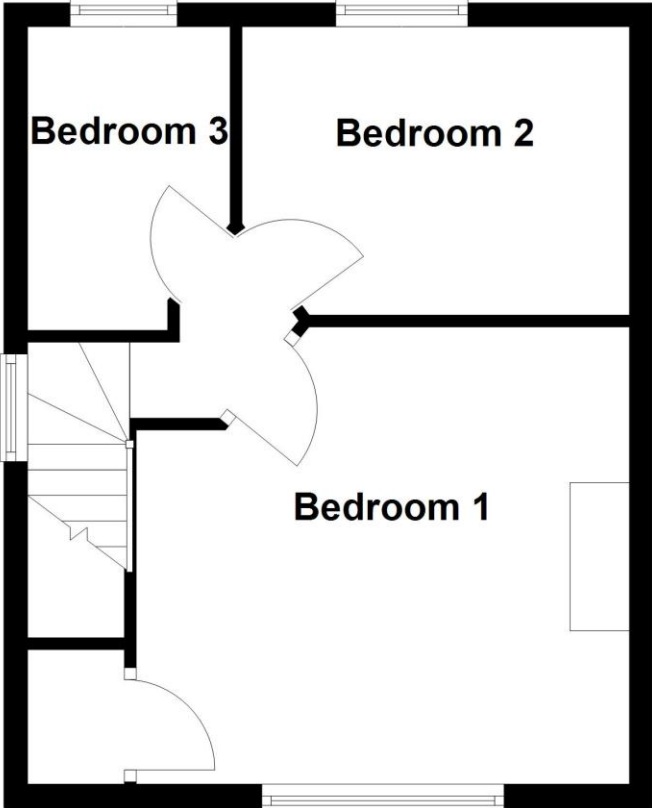
## PLEASE NOTE:-

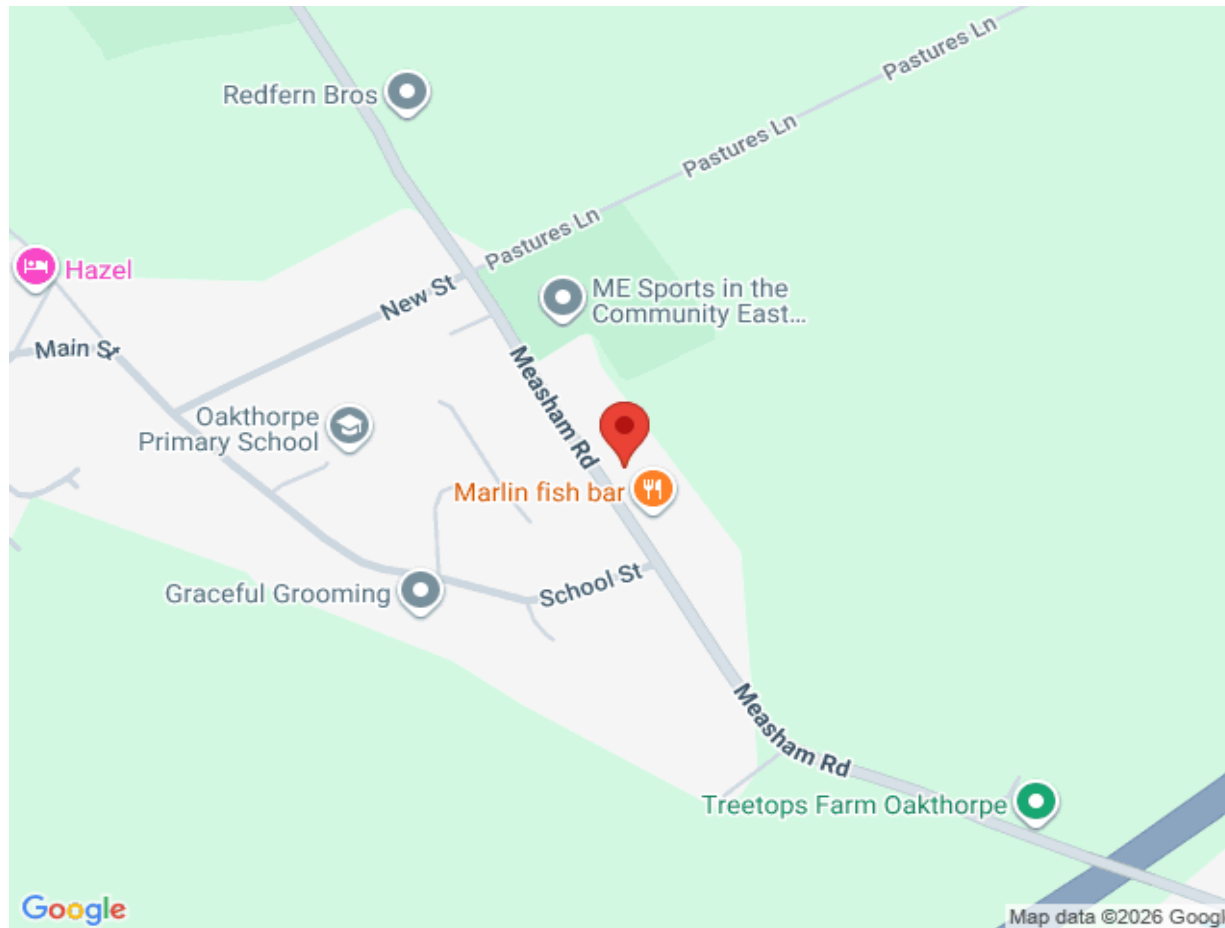
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**Ground Floor**



**First Floor**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

