

38 Stretton View
Oakthorpe, Swadlincote, DE12 7QZ
£180,000

lizmilsom properties

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Offered for sale with NO UPWARD CHAIN, this three-bedroom semi-detached home enjoys stunning REAR VIEWS over open farmland, nestled in a small cul-de-sac location in the ever popular village of Oakthorpe. Featuring great potential for modernisation, the property benefits from solid fuel central heating and double glazing. Accommodation includes a Reception Hall, living room, cloakroom/WC, and a fitted breakfast kitchen. Upstairs are three generous bedrooms and a family bathroom. Outside, there is on-street parking, a front garden, and a south-facing rear garden ideal for enjoying the open views. EPC rating D - Council Tax Band A NWLDC. Early viewing is strongly recommended by Liz Milsom Properties.

- Offered with NO UPWARD CHAIN
- Double glazing Solid fuel central heating
- Semi-rural & cul-de-sac location
- Great sized Breakfast Kitchen
- South facing garden - VIEW EARLY
- Fantastic opportunity to improve
- Rear idyllic countryside views
- Hall, Living Room Cloaks/WC
- 3 generous bedrooms
- Excellent roadlinks for the commuter.







Location
Oakthorpe is a small village within a few miles of the bustling market town of Ashby-de-la-Zouch. It has all local amenities including a shop, primary school and public houses. The National Forest is easily accessible and close-by and provides many pleasant walks for visitors and local residents. The heart of the forest is the Conkers Visitors' Centre which offers woodland walks and is a useful source of information on the local flora and fauna, and past history of the area. There are good transport links to neighbouring towns and further cities via the M42.

Overview - Ground floor
The property is set back from the road with steps leading down to the front entrance, which opens into a welcoming Reception Hall with stairs to the first floor. A door leads into the front-facing Living Room, featuring a Parkray solid fuel back boiler and a large picture window allowing for an abundance of natural light.

From the living room, a door opens into the spacious Breakfast Kitchen, which spans the full width of the property and offers a good range of wall and base units, a breakfast bar, electric hob and oven, and two large walk-in cupboards for excellent storage.

A door from the kitchen leads down to a Cloakroom/WC, and a covered area provides access to an external store—ideal for garden tools and extra storage—as well as access to the rear garden.

Overview - First floor
Stairs rise from the reception hall to a spacious landing with loft access. The first floor offers three generous bedrooms, including two doubles—both featuring fitted or free-standing wardrobes. The rear double bedroom enjoys idyllic views over open farmland. There is a single bedroom located to the front of the property. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin, and low-level WC, along with a built-in airing cupboard housing the hot water cylinder.

Agents view
We are super pleased to bring to the market this beautiful south facing three bedroomed family home with rear idyllic views of the countryside. The property briefly comprises of entrance hallway, Breakfast kitchen, living room and WC. /storage room to the ground floor, with THREE double bedrooms and family bathroom to the first floor. The south facing rear garden has a patio area, lawned area with flower borders. Useful external store. Early viewing is essential! EPC - D.

Ground floor

Downstairs WC

Spacious Living Room
14'11" x 11'1" (4.55m x 3.40m)

Breakfast kitchen
17'10" x 11'0" (5.46m x 3.36m)

First floor

Main Double Bedroom
14'7" x 11'1" (4.46m x 3.40m)

Double Bedroom
11'1" x 12'1" (3.40m x 3.70m)

Bedroom
8'11" x 7'10" (2.74m x 2.41m)

Family bathroom
7'5" x 5'8" (2.28m x 1.73)

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Important Notes
“The property briefly comprises a three-bedroom semi-detached house built approximately 1945. The property was originally built of a non-traditional Airey construction. We believe the property has been upgraded with the concrete and with an
external installation finish beneath a pitched roof covered with tiles. Further details can be requested from Agent.

Outside
Property is set back from the road with on street parking, established hedge providing privacy and steps and path leading to the front door.

Rear private garden
The second door on the front of the property provides access to the rear garden with useful store. Step leads to the delightful south facing rear garden, which has a patio area perfect for entertaining with family and friends which then leads to the private rear garden comprising of lawn and flower borders and mature hedge. There are idyllic views over unspoilt countryside, which must be viewed to be totally appreciated.

Viewing Strictly Through Liz Milsom Properties
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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

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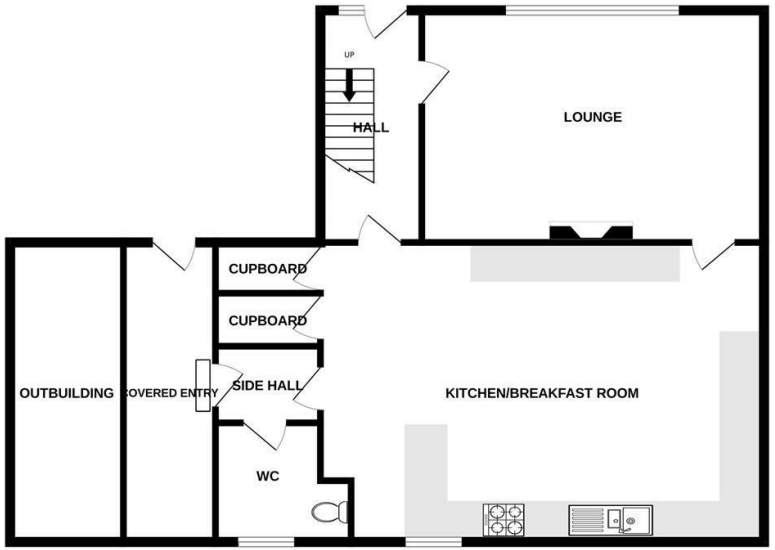




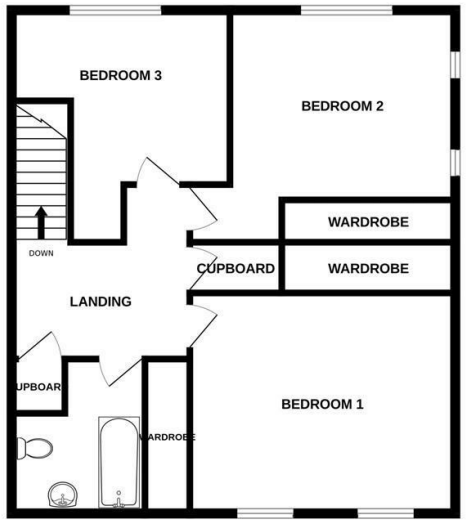
Directions

For SAT NAV purposes use DE12 7QZ

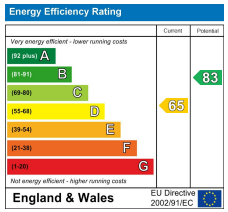
GROUND FLOOR

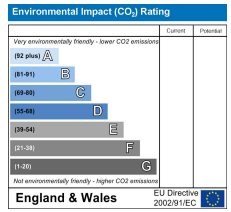


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band: A
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
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