



The Elms 18 Stanleigh Road

Overseal | DE12 6LT | Guide Price £500,000

**ROYSTON  
& LUND**

- GUIDE PRICE £500,000 - £550,000
- Cul-de-Sac Location
- Four Good-Sized Bedrooms
- Modern Kitchen
- Freehold - EPC Rating C
- Large Family Property
- Stunning Accommodation Throughout
- Three Reception Rooms
- Landscaped Rear Garden - Detached Double Garage
- Council Tax Band E





GUIDE PRICE £500,000 - £550,000

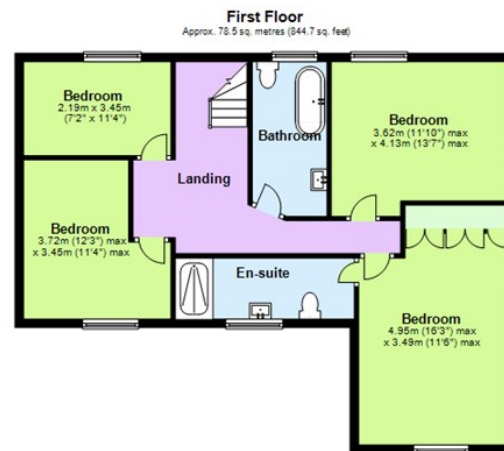
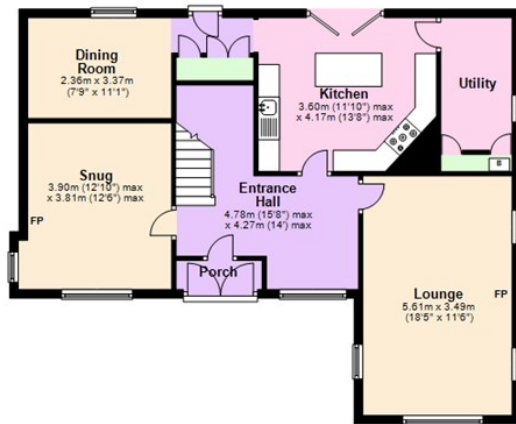
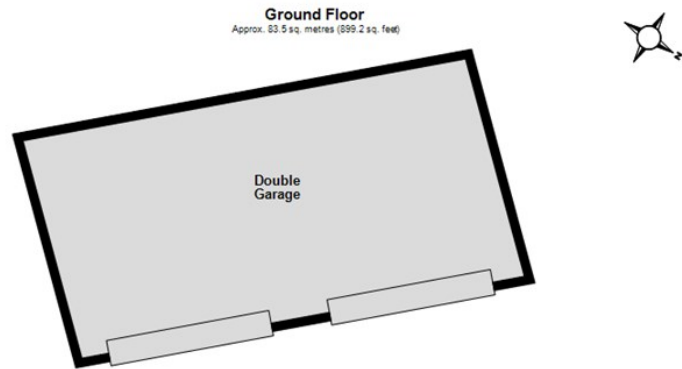
Royston & Lund are delighted to present this stunning detached traditional English built house in Overseal which has been meticulously improved by the current owners and boasts a prime location within a quiet cul-de-sac, offering easy access to various amenities including scenic countryside, easy access to the market town of Ashby-de-la-Zouch and superb schooling.

Upon entry, you're greeted by a grand and welcoming entrance hall which provides access to the accommodation leading to a snug with dual aspect windows, a formal dining room, and a modern kitchen featuring a striking center island. The spacious lounge is illuminated by triple aspect windows and features a cosy log burner. A separate utility room adds convenience to the ground floor accommodation.

Upstairs there are four well-proportioned bedrooms.. The main bedroom impresses with bespoke fitted wardrobes and a luxurious en-suite shower room/WC adorned with tourquoise tiles and copper/gold features. The remaining bedrooms share a stylish family bathroom with panelled walls and a three-piece white suite, including a freestanding bath.

Outside, the property boasts a landscaped rear garden with a large patio area and a well-maintained lawn, ideal for outdoor relaxation and entertaining. A long driveway leads to the detached double garage at the rear, equipped with electronically controlled doors for added convenience. Additionally, a front garden ensures privacy and further enhances the property's charm. This meticulously maintained home offers a perfect blend of traditional elegance and modern comfort. There is also the benefit from UV solar panels.





Total area: approx. 162.0 sq. metres (1743.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using Planity.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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