



1 Rosedene View

Overseal | DE12 6LZ | Offers In The Region Of £395,000

ROYSTON
& LUND

- NO UPWARD CHAIN
- Two Reception Rooms
- Study + Downstairs WC
- Driveway + Double Garage
- EPC Rating C
- Four Bedrooms
- Detached Family Home on Private Road
- Kitchen/Breakfast Room + Utility
- En-Suite Shower Room
- Freehold
- Council Tax Band E





NO UPWARD CHAIN

Royston and Lund are delighted to offer to the market this stunning four bedroom detached family home tucked away at the end of a private cul de sac that consists of just five properties in total. The property benefits from versatile living accommodation over both floors and is ideally situated for easy access to Ashby de la Zouch and the M42.

Entering into the hallway that benefits from a downstairs WC, there is access to the kitchen, breakfast room, living room, dining room, study and stairs to the first floor. The kitchen/breakfast room benefits from a range of integrated appliances including an oven, extractor fan and a dishwasher with space for freestanding appliances and a separate utility room that has space for a washer & dryer.

To the first floor there are three double bedrooms, a single bedroom and a three piece shower room consisting of a shower, WC and wash basin. The main bedroom has a Juliette balcony and an en-suite shower room, there is built in storage to bedroom two and a further Juliette balcony off bedroom three.

to the front of the property there is ample off street parking, an integral double garage with electric up & over door and secure gated access down the side. To the rear of the property there is an enclosed landscaped garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

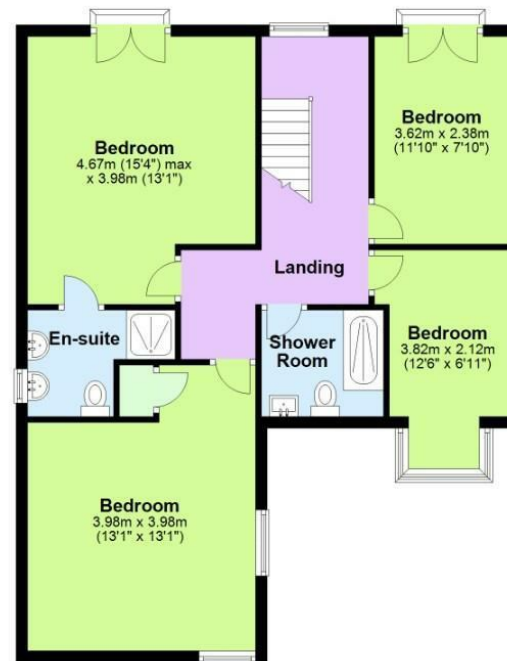
Ground Floor

Approx. 97.6 sq. metres (1050.1 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



Total area: approx. 170.7 sq. metres (1837.8 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 PlanUp.

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.

ROYSTON & LUND