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&L

6 Daisy Lane

Overseal | DE12 6JH | Guide Price £425,000

ROYSTON
& LUND

- Guide Price Range £425,000
- Four Well-Proportioned Bedrooms
- Kitchen With A Separate Utility
- Front & Rear Gardens
- Freehold - EPC Rating C
- Detached Family Home
- Three Reception Rooms + A Conservatory
- D/S WC - En-suite - Family Bathroom
- Driveway Leading To A Detached Garage
- Council Tax Band F





Guide Price Range £425,000

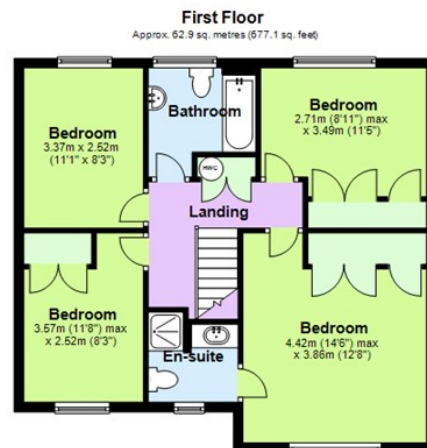
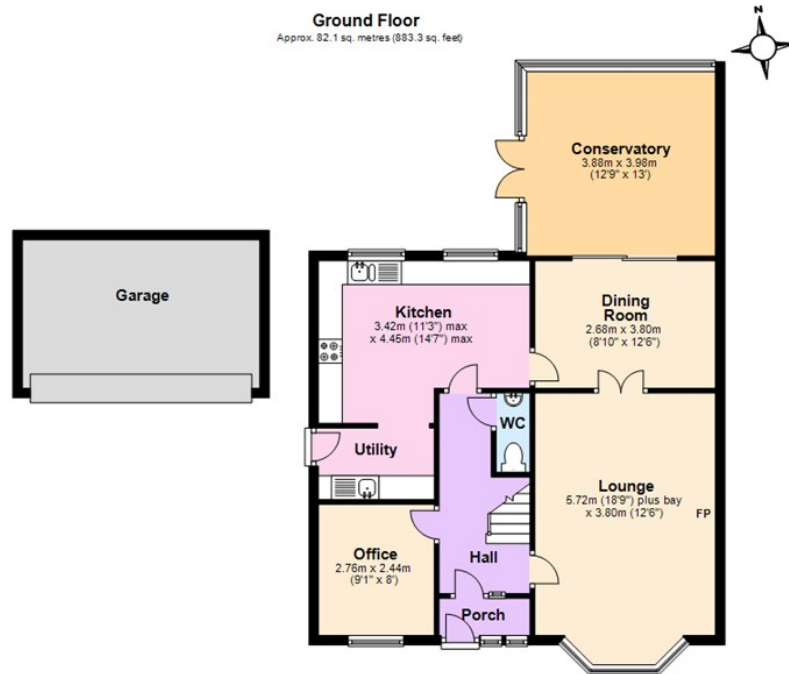
Royston & Lund are pleased to present this well-presented detached family home situated within a quiet cul-de-sac in Overseal. The property benefits from being within walking distance of a community orchard and playing fields. Other amenities nearby include easy access to Ashby-de-la-Zouch, Seale Wood Forestry and excellent commuting links via the A42 and the A444.

Upon entering the property through the porch you are greeted by the welcoming entrance hall which provides access to the accommodation throughout including a ground floor WC. The first door on the left leads to a versatile office which could also be configured as a play room or snug depending on personal preferences. The lounge is a nicely-sized reception room for the family with a front facing bay window and a fireplace. Adjacent to the lounge there is a formal dining room which provides access into the conservatory which is located to the rear of the ground floor. Lastly to the ground floor, there is a kitchen which includes a range of units providing ample store, integrated appliances and a separate utility space which is complete with units and a sink.

To the first floor there are four well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which includes a three piece suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, there is the benefit of well-maintained front and rear gardens. To the rear there is a lawn space, various plants, greenhouse, patio area and vegetable patches. To the side there is a driveway leading to a detached double garage.





Total area: approx. 145.0 sq. metres (1560.5 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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		

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