



Swainswood Luxury Lodges

Overseal | DE12 6JX | Offers In The Region Of £150,000

**ROYSTON
& LUND**

- NO CHAIN
- Generous Plot
- On Site Car Park
- Bathroom & En-suite
- Council Tax Band A
- Two Bedrooms
- Lounge With Fireplace
- Kitchen/Breakfast Room
- EPC Exempt
- Leasehold Info TBC





NO CHAIN

Royston & Lund are delighted to present this stunning park home situated in Overseal, Swadlincote. The park home is surrounded by stunning countryside and is ideal for those who are looking to downsize.



In brief, the property comprises of a lounge with French doors to the front, the kitchen/breakfast room having a range of modern units and integrated appliances. There are two bedrooms, the main benefitting from fitted wardrobes and en-suite shower room/WC. The other bedroom is complemented nicely by the bathroom which includes a three piece white suite.

Outside, there is off-street parking and a decked area to the front which is ideal for garden furniture.



EPC

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

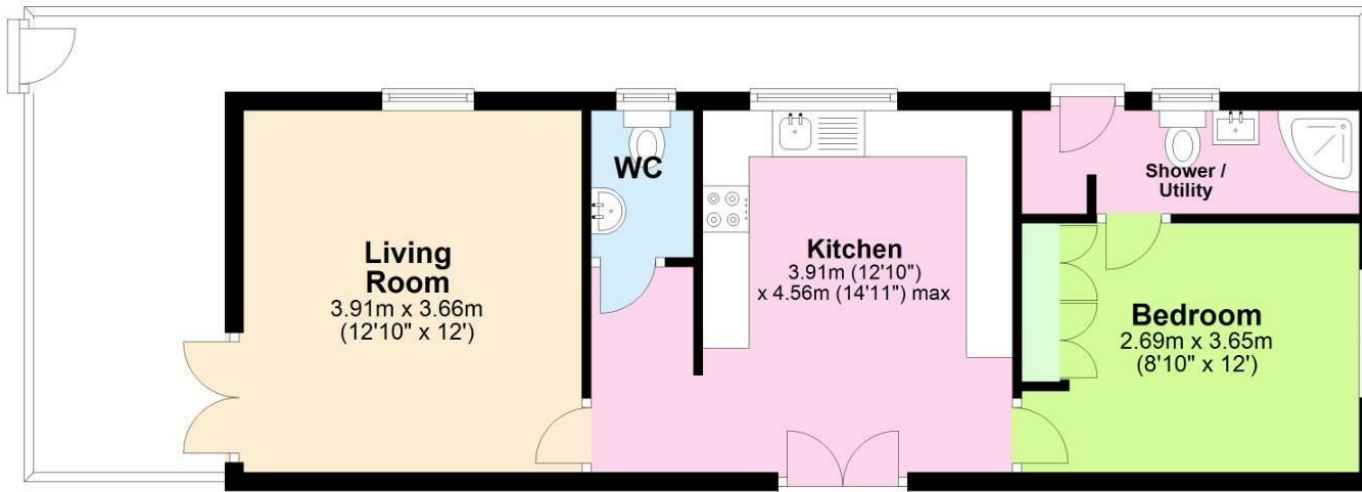
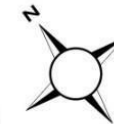
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC

Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 47.2 sq. metres (508.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND