



169 Burton Road

| DE12 6JL | Guide Price £475,000

**ROYSTON
& LUND**

- Guide Price of £475,000-£500,000
- Four Double Bedrooms
- Kitchen + Utility
- Ample Off Street Parking
- EPC Rating E - Freehold
- Extended Detached Family Home
- Three Reception Rooms + Studio
- Two Shower rooms + Ensuite Bathroom + Downstairs WC
- Southerly Facing Rear Garden
- Council Tax Band E





Guide Price of £475,000-£500,000

Royston and Lund are delighted to bring to the market this extended four double bedroom family home in Overseal. The property has lovely views out the front and the rear over farmers fields and offers generous & versatile living accommodation for a growing family. To the front there is ample off street parking for several vehicles and the property is ideally situated for fantastic transport links for Burton, Ashby, M42 and A38.



In brief the ground floor comprises an entrance porch with hallway that benefits from a cloaks cupboard and a downstairs shower room, while also allowing access to the lounge, sitting room and stairs to the first floor.

The rear of the property offers a spacious open plan kitchen/dining living area with the kitchen benefitting from an integrated oven, extractor fan and a dishwasher with space for further freestanding appliances. From the kitchen there is a doorway leading to a studio and from the dining area there is access to a downstairs WC and a separate utility room/laundry room.

To the first floor there are four double bedrooms and a further shower room consisting of a shower, WC and wash basin. There are built in wardrobes to bedrooms one and three, while the main bedroom also has an ensuite bathroom consisting of a corner bath, WC and wash basin. To the rear of the property there is a long southerly facing garden with a large decked area, a patio, lawn and fenced boundaries.



Total area: approx. 180.1 sq. metres (1938.9 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 PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(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

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