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20 Lullington Road

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

ROYSTON
& LUND

- Guide Price Range £425,000 - £450,000
- Two Double Bedrooms (Both With Fitted Wardrobes)
- Modern Kitchen
- Generous Garden - Spacious Driveway To The Front
- EPC Rating C
- Detached Bungalow Situated In Overseal
- Lounge To The Rear
- Bathroom - WC
- Freehold
- Council Tax Band D





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Royston & Lund are pleased to present this detached bungalow situated in Overseal, Swadlincote. The property sits on a generous plot and has the scope to extend (subject to correct planning permissions). The property also benefits from being within close proximity of excellent amenities which include a primary school, local shops, a post office, pubs, and a community center. The village also boasts parks, sports facilities, and various walking and cycling paths.



Royston & Lund Estate Agents have virtually furnished this photo.

Entering into the property you are greeted by the hallway which provides access to accommodation throughout. The property comprises of a spacious lounge to the rear which includes French doors into the garden. There is a dining room which is set just off the modern kitchen. The kitchen benefits from fully fitted units and integrated appliances. There is also the benefit of a utility room to the side elevation which gives access to the WC. Lastly, there are two double bedrooms situated to the front which are complemented by a bathroom which comprises of a four piece white suite including a wash basin, WC, corner bath and a shower.

Outside, there is a driveway to the front which provides off-street parking for multiple cars. To the rear there is a generous rear garden which features a lush lawn space, various plants/shrubs, garden shed and a patio space which is ideal for garden furniture.



Total area: approx. 89.1 sq. metres (958.5 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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 (CO ₂) 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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