



35A Main Street

| DE12 6LG | Guide Price £280,000

**ROYSTON
& LUND**

- Guide Price of £280,000 to £290,000
- Three Bedrooms
- No Upward Chain
- En-Suite & Built in Wardrobes To Main Bedroom
- EPC Rating B - Freehold
- Detached Bungalow
- Off Street Parking
- Built in 2019
- New Build Warranty
- Council Tax Band D





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Royston and Lund are delighted to bring to the market this newly built three-bedroom detached bungalow in the village of Overseal. Sold with no upward chain, this property is ready to move into and benefits from ample off-street parking, an EV charger, and is conveniently situated for good access to Ashby de la Zouch, the M42, and the A444.



In brief, the property comprises an entrance hall, an open-plan living room, two double bedrooms, one single bedroom, and a three-piece bathroom consisting of a bath, WC, and wash basin. The open-plan living room has a fitted kitchen that benefits from an integrated oven, hob, and extractor fan with space for further freestanding appliances. The property also features underfloor heating throughout, providing efficient and consistent warmth.

The main bedroom has built-in storage, as well as an en-suite shower room consisting of a shower, WC, and wash basin. To the rear of the property, there is a patio, lawn, and fenced boundaries.



EPC

Energy Efficiency Rating

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

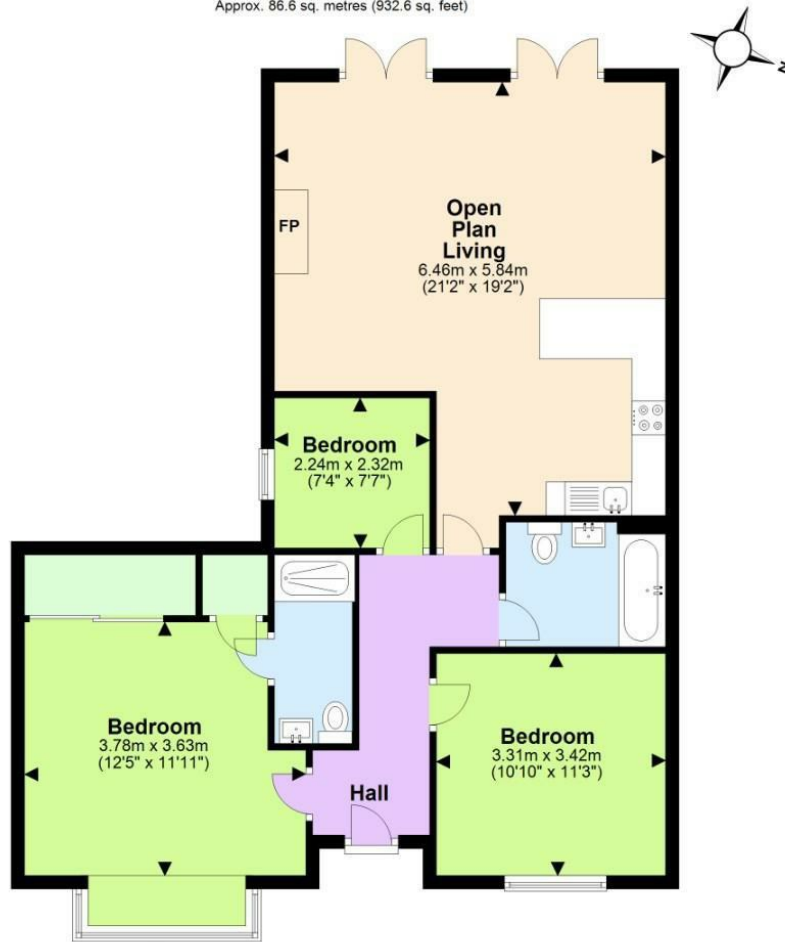
England & Wales EU Directive 2002/91/EC

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. 86.6 sq. metres (932.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 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.

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