

# SUPERIOR HOMES

## ROYSTON & LUND





# 2A Burton Road

Overseal | DE12 6LQ

Guide Price £400,000

Guide Price £400,000-£425,000

On entering the entrance hallway you have doors leading to the ground floor rooms and having stairs leading to the first floor. The kitchen sits at the rear of the home and is a generous size with a refitted kitchen which overlooks the side of the home and has ample space for dining and door leading to a sun deck.

The lounge is of good proportion and floods with light because of the dual aspect windows. There are two further reception rooms/bedrooms and one has French doors leading to a beautiful orangery benefitting from underfloor heating and electric thermal blinds, ideal for those relaxing afternoons. In addition to the ground floor is a beautifully re fitted bathroom and large utility room.

On the first floor you have two further good sized bedrooms and further storage room with skylights.

To the outside the large plot is designed with low maintenance in mind, there is a large double garage and workshop/cabin with double glazed windows and log burner an ideal studio or work space.

The home sits in the heart of The National Forest and is a short walk away from idyllic countryside and walks. This beautiful detached home has the most flexible and versatile accommodation throughout! The home sits on the most spacious plot with ample parking for multiple vehicles and enough space for a motorhome or caravan.







- GUIDE PRICE £400,000-£425,000
- Detached Three Bedroom Home with Versatile Accommodation
- Large Kitchen/Diner with Patio Doors to the Rear Garden
- Conservatory, Study, Separate Lounge
- Downstairs Bathroom, First Floor Shower Room, Dressing Room
- Sits In The Heart Of The National Forest
- Good Size South/West Facing Garden
- Double Garage and Ample Parking For Multiple Vehicles
- Council Tax Band - E
- Freehold, ECP Rating - C







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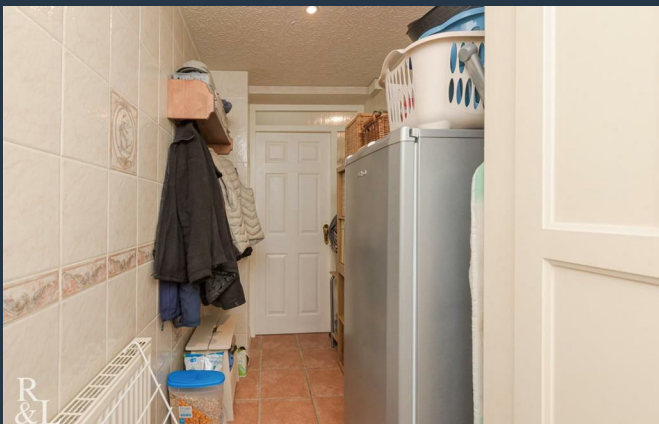








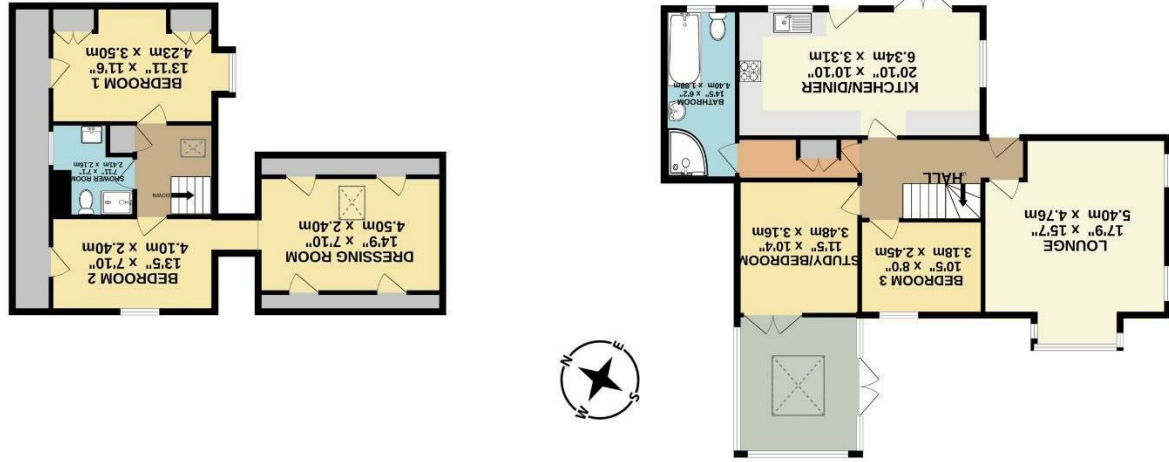
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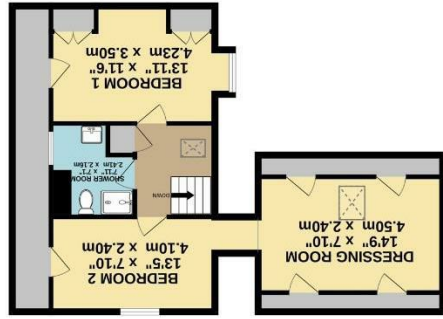


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
1261 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
70	80	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Potential	

EPC

