



R
55 Main Street

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

ROYSTON
& LUND

- Guide Price £425,000 - £450,000
- Enclosed Rear South Facing Garden
- Lounge, Sitting Room with Patio Doors to the Garden
- All Rooms Have Dual Aspect Windows/Patio Doors.
- Freehold
- 4 Bedroom Detached Family Home
- Kitchen/Diner With Utility Room
- Downstairs WC, En Suite And A Family Bathroom
- Private Driveway With Parking For Six Cars and Larger than Average Single Garage
- EPC D, Council Tax D





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Royston & Lund are delighted to bring to the market this stunning four bedroom detached family home set back from the road offering versatile accommodation in the village of Overseal. Formerly the Old Police House the property is situated close to beautiful countryside walks through the National Forest.

Entering the property there are stairs to the first floor and a door that leads to the large kitchen/diner with that has been newly fitted with a selection of units and an island. There is a with a range of built in appliances including an induction hob and eye level oven. The dining area has a large window to the front of the property. There is a doorway leading to an inner hallway with a door to the side of the property. There is a downstairs WC, and access to the utility room that has dual aspect windows to the side and rear. Also accessed from the hallway is a large lounge that has double doors leading to the sitting room and the rear of the proper with double patio doors to the south facing garden. The Lounge can also be accessed from the kitchen.

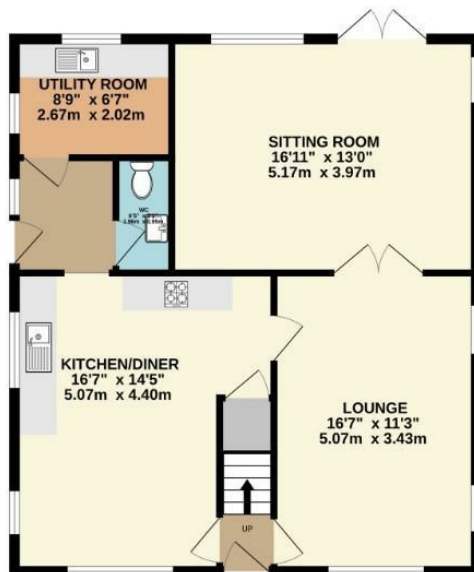
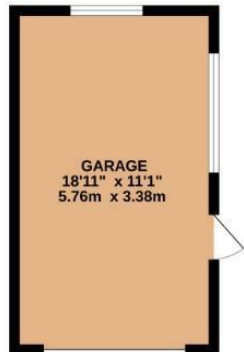
The first floor has a spacious landing, the principle suite sits at the rear of the property with view over the garden and has a spacious en-suite bathroom and an array of built wardrobes. There are two further double bedrooms with built in wardrobes one with an en-suite shower. There is a further single bedroom and a family bathroom.

Outside the drive is large enough for six cars and there is a larger than average single garage. The south facing garden has a patio area with a lawned area, ideal for those summer evenings. the property has an alarm, CCTV and a Hive Heating system.

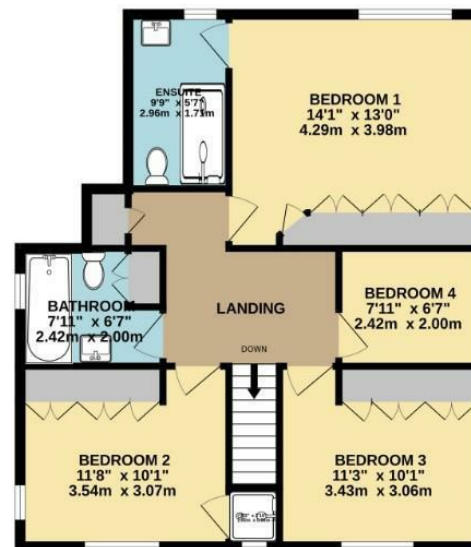
Overseal has a number of amenities including a small supermarket, a post office, public house, school and walks over wonderful countryside but also offers easy access to main motorway links.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76

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		

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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.

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