

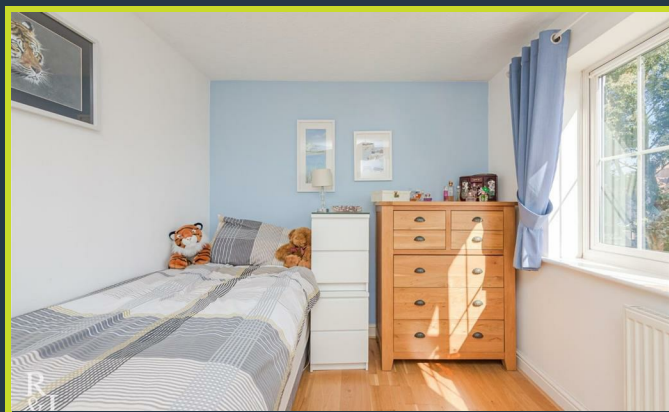


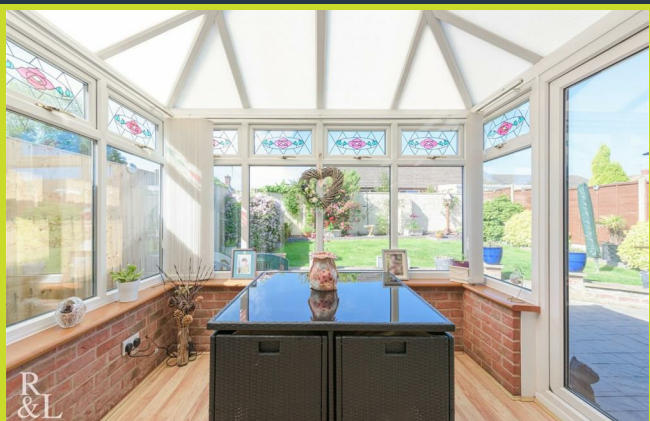
4 Alice Gardens

| DE12 6LB | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 to £345,000
- Kitchen With Utility Area And Integrated Appliances
- South-West Facing Rear Garden
- Close To Local Amenities
- Council Tax Band D
- Four-Bedroom Detached Home
- Downstairs WC, Family Bathroom and En Suite
- Parking For Two Vehicles
- EPC Rating C
- Freehold





Guide Price £325,000 to £345,000

Royston and Lund are pleased to bring to the market this well-presented four-bedroom detached home in the village of Overseal that offers spacious living and excellent connectivity.

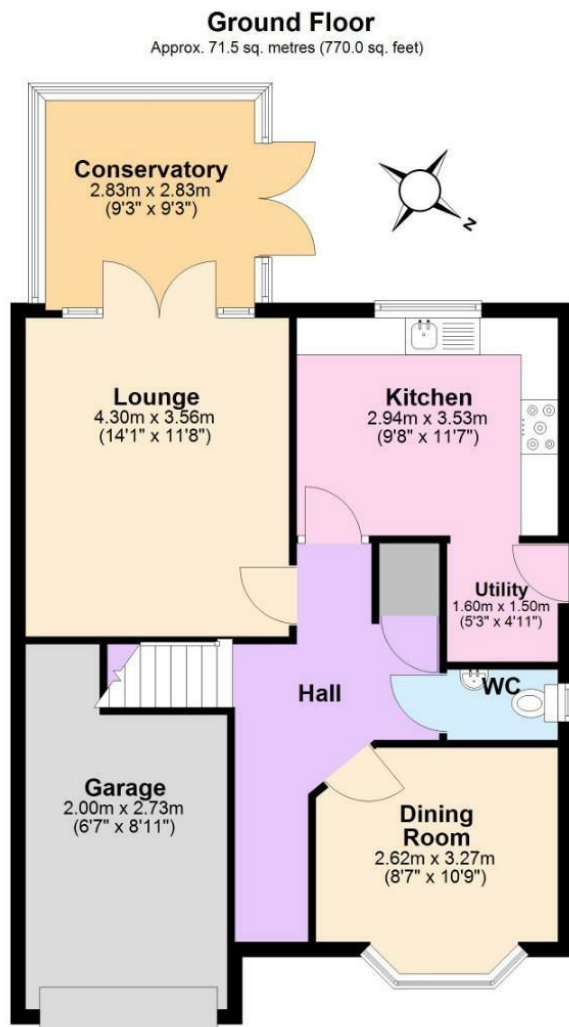
The ground floor features a welcoming hallway leading to a formal dining room, a convenient downstairs WC, a fully fitted kitchen with utility area and integrated appliances, a bright and airy lounge, and a conservatory that opens via patio doors onto a private, south-west facing rear garden.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom benefits from its own en suite, while the remaining bedrooms share a modern family bathroom.

Externally, the home offers a private driveway with parking for two vehicles and gated side access to the rear garden.

Ideally located close to local amenities, the property enjoys easy access to Ashby-de-la-Zouch, Seale Wood Forestry, and major transport links including the A42 and A444.





Total area: approx. 128.9 sq. metres (1387.2 sq. feet)



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		
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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