



Stanleigh Road, Overseal, Swadlincote,  
Derbyshire



3



1



2



£160,000



## Key Features

- Mid Terraced Home
- Three Bedrooms
- In Need Of Modernisation
- Upstairs Bathroom
- Fully Enclosed Rear Garden
- Cul De Sac Location
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed mid terraced home in need of some modernisation located on a cul de sac in the desirable village of Overseal. Benefitting from two reception rooms, kitchen diner, three bedrooms and upstairs bathroom. The property is ideal for someone looking to put their own stamp on a property. Externally the property has a fully enclosed rear garden, outside toilet, brick built garden store, good sized paved patio area, space for garden shed, lawned area, planter beds and a large garden shed.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Porch

having frosted Upvc double glazed side panel and doorway leading through to:

#### Lounge 3.64m x 4.31m (11'11" x 14'1")

having traditional 19'30's fireplace with open fire, tv points, fuse board for electrics, one central heating radiator and Upvc double glazed bay window to front elevation.

#### Lobby

having built-in understairs storage cupboard which has lighting.

#### Dining Room 3.64m x 4.04m (11'11" x 13'4")

having gas fire with marble hearth and wooden surround, doorway leading to staircase, one central heating radiator and Upvc double glazed window to rear elevation.

#### Dining Kitchen 2.43m x 3.83m (8'0" x 12'7")

having base and wall mounted units, granite effect laminate working surfaces, stainless steel sink and drainer with chrome taps, space for electric oven and washing machine, Baxi gas fired combination boiler, extractor fan, Upvc double glazed windows to rear and side elevations and frosted Upvc door to side elevation.

### On The First Floor

#### Landing

having access to loft space.

#### Bedroom One 3.13m x 4.06m (10'4" x 13'4")

having one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 2.12m x 3.66m (7'0" x 12'0")

having traditional cast iron fireplace, built-in double wardrobe, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 1.86m x 2.75m (6'1" x 9'0")

having one central heating radiator and Upvc double glazed window to front elevation.

#### Lobby

having range of shelving.

#### Bathroom 2.42m x 2.67m (7'11" x 8'10")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with electric shower and glass sliding door, extractor fan, tiling to walls, built-in storage cupboard, one central heating radiator and frosted Upvc double glazed window to side elevation.

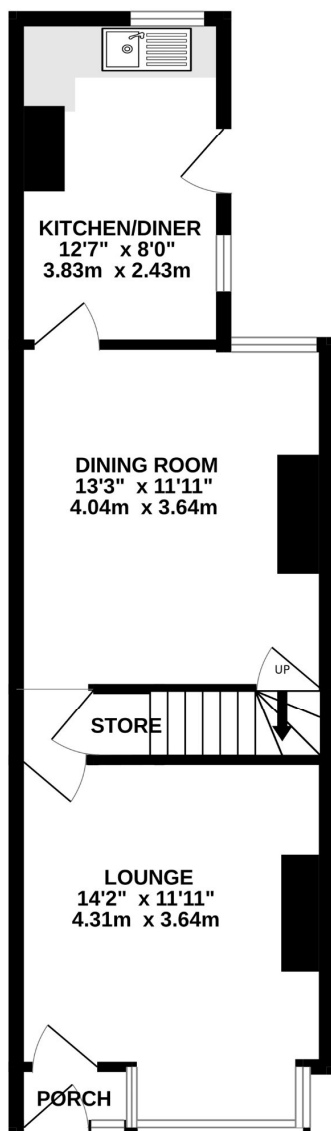
### Outside

To the front of the property is a courtyard style frontage with paved pathway leading to the front door and gives access to meters, there is also a maintenance free gravelled area and half height wall. To the rear is an enclosed garden with a good sized block paved area for seating, outside wc, coal shed and steps down to a bottom tier with a lawned area, planter beds and large garden shed.

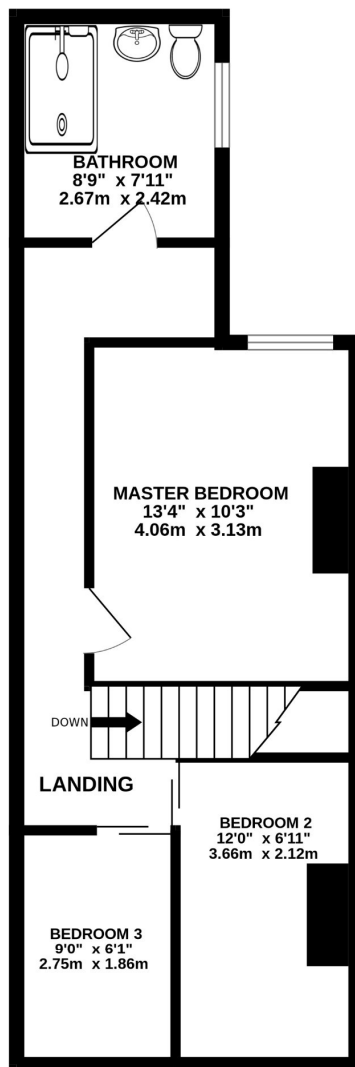




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

