



Main Street, Overseal, Swadlincote



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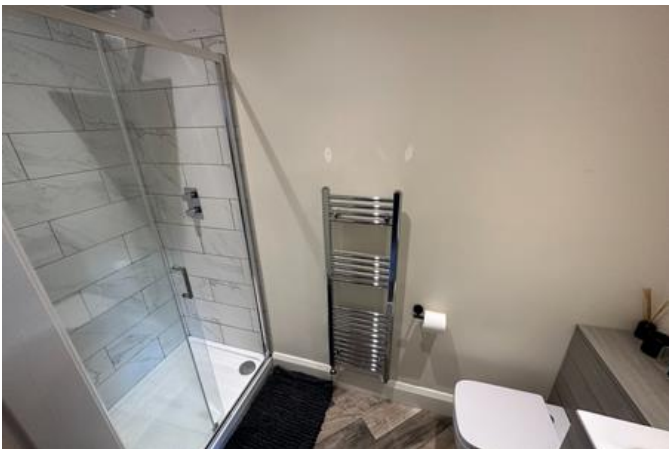
Guide price £300,000



Key Features

- Impressive Detached Bungalow
- Three Well Proportioned Bedrooms
- Large Open Plan Lounge/Diner
- Well Fitted Kitchen
- Master With En-Suite
- Extensive Off Road Parking
- EPC rating B
- Freehold





This impressive open plan detached bungalow residence has been competitively priced for a quick sale and is well positioned and features spacious living accommodation which in brief comprises: - entrance hall, large open plan living area, fitted kitchen, three well proportioned bedrooms, master with en-suite, and bathroom. Outside is an extensive forecourt providing parking to the front and to the rear is a very pleasant enclosed garden.

Accommodation In Detail

Spacious Entrance Hall

having timber effect ceramic tiling to floor, underfloor heating, low intensity spotlights to ceiling and access to loft space.

Stunning Open Plan Living Dining Kitchen 6.46m x 5.85m (21'2" x 19'2")

featuring:

Kitchen Area 3.14m x 2.44m (10'4" x 8'0")

having a good range of white high gloss base and eye level units with complementary solid oak working surfaces, four ring gas hob with electric oven under and extractor over, cupboard housing fitted Ideal condensing combi gas fired central heating boiler, stainless steel sink and drainer, Velux skylight, low intensity spotlights to ceiling and timber effect ceramic tiling to floor.

Living Area 5.86m x 4.62m (19'2" x 15'2")

having timber effect ceramic tiling to floor, twin Upvc double glazed French doors opening out to the rear patio, underfloor heating, low intensity spotlights to ceiling and feature cast iron log burner with tiled backplate.

Master Bedroom 4.20m x 3.75m (13'10" x 12'4")

having Upvc double glazed bay window to front elevation, range of mirror fronted wardrobes with sliding doors, underfloor heating and large full height store with plumbing for washing machine.

En-Suite Shower Room

having suite comprising vanity wash basin, low level wc, oversized shower enclosure with Drenche shower and sliding door, ceramic tiling to floor, underfloor heating, low intensity spotlights to ceiling and fitted extractor.

Bedroom Two 3.44m x 3.31m (11'4" x 10'11")

having Upvc double glazed window to front elevation and underfloor heating.

Bedroom Three 2.10m x 2.30m (6'11" x 7'6")

having Upvc double glazed window to side elevation and underfloor heating.

Bathroom

having side fill panelled bath, vanity wash basin with cupboard under, low level wc, heated chrome ladder towel radiator, ceramic tiling to floor, underfloor heating, low intensity spotlights to ceiling, fitted extractor vent and Velux rooflight.

Outside

To the front of the property is a block paved forecourt providing parking for several vehicles, there is a car charging point. To the rear is a pleasant enclosed garden screened by timber fencing and featuring a large flagged patio and lawned garden beyond.



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.

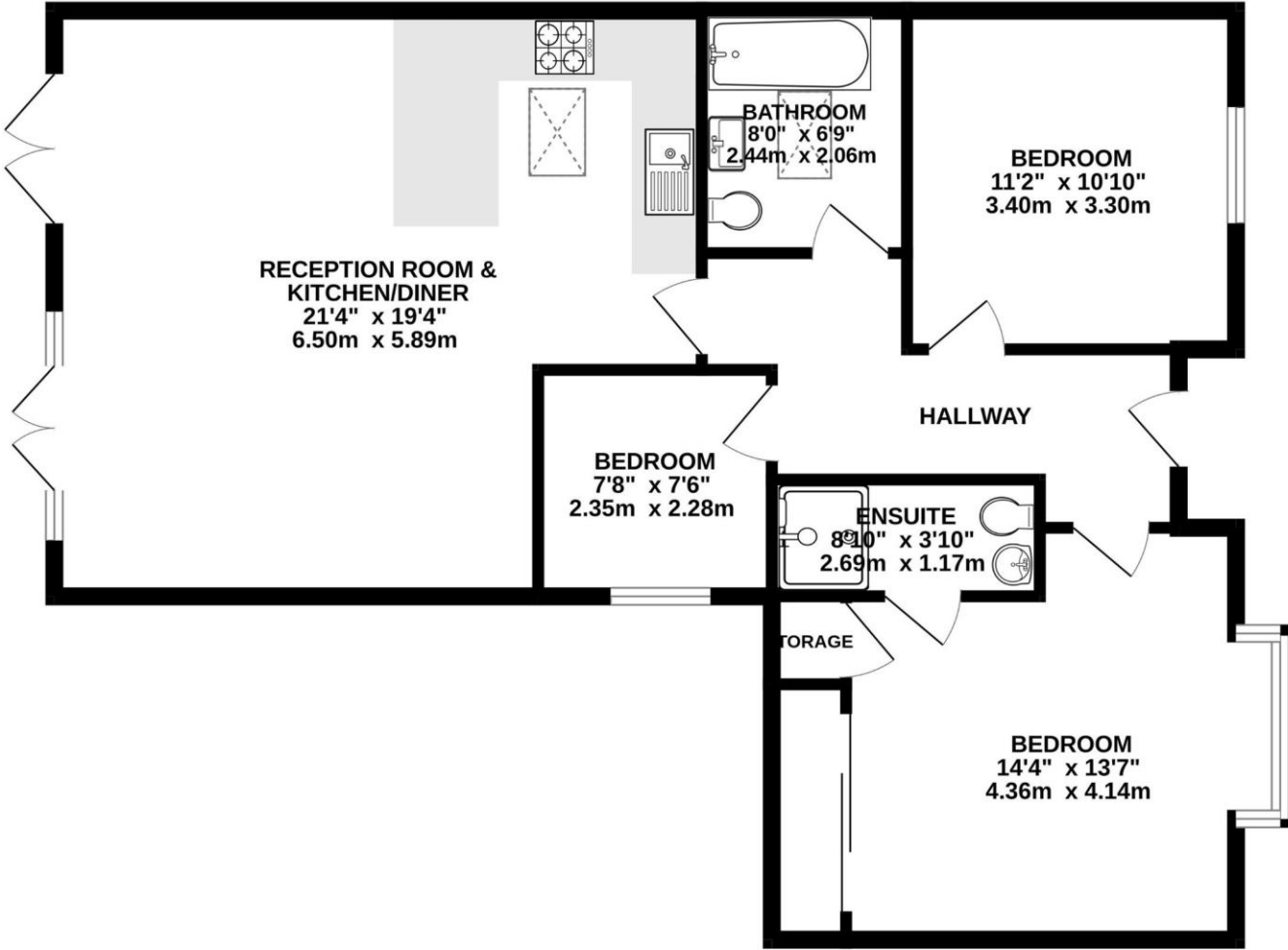
Note

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.





GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

