



Park Road, Overseal, Swadlincote





Guide price £260,000



## Key Features

- Substantial Detached Bungalow
- Semi Rural Location
- Generous Plot
- Potential For Enhancement
- Three Bedrooms
- Driveway & Garage
- EPC rating D
- Freehold







Substantial detached bungalow in this semi rural location. The property stands prominently on a mature plot and offers generous accommodation complemented by an enclosed garden, ample parking and a detached garage. In brief the accommodation comprises: entrance porch, entrance hall, good sized lounge, dining kitchen, three bedrooms and bathroom. Externally there is a car parking area to the front with an enclosed side garden, detached garage, lean-to, side porch and a boiler shed. The property also benefits from solar panels providing power for the electric heating system.

### Accommodation In Detail

Glazed double doors leading to:

### Entrance Porch

having further glazed inner door opening to:

### Reception Hall

### Dining Kitchen 4.82m x 2.67m (15'10" x 8'10")

having a stainless steel sink with mixer tap set into marble effect worktop with tiled surrounds, range of high gloss fronted base cupboards with drawers, integrated oven with ceramic hob and extractor fan over, matching wall mounted units, tiled floor, pinewood panelling to ceiling, windows to front and side elevations, part glazed door to side and a peninsula bar to dining area with a radiator.

### Lounge 4.84m x 4.29m (15'11" x 14'1")

having bay window to front elevation, patio doors leading out to the side garden, one central heating radiator, electric convector radiator, feature fireplace housing coal effect electric fire and coving to ceiling.

### Bedroom One 2.68m x 3.3m (8'10" x 10'10")

having three built-in wardrobes and window to side elevation.

### Bedroom Two 2.69m x 3.8m (8'10" x 12'6")

having one central heating radiator, window to front elevation and two built-in wardrobes adjacent to a dresser.

### Bedroom Three 2.87m x 1.75m (9'5" x 5'8")

having windows to side and rear elevations.

### Bathroom

having double width shower cubicle, wc, wash basin, tiled surrounds, window to rear elevation and one central heating radiator.

### Side Porch

leading to:

### Lean-To

having door opening to side elevation leading to the covered carport/storage area.

### Outside

To the front of the property there is a wide tarmac driveway providing ample car-standing and gives access to the detached garage together with pedestrian access to the covered carport. The gardens are enclosed and laid to lawn.

### 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.

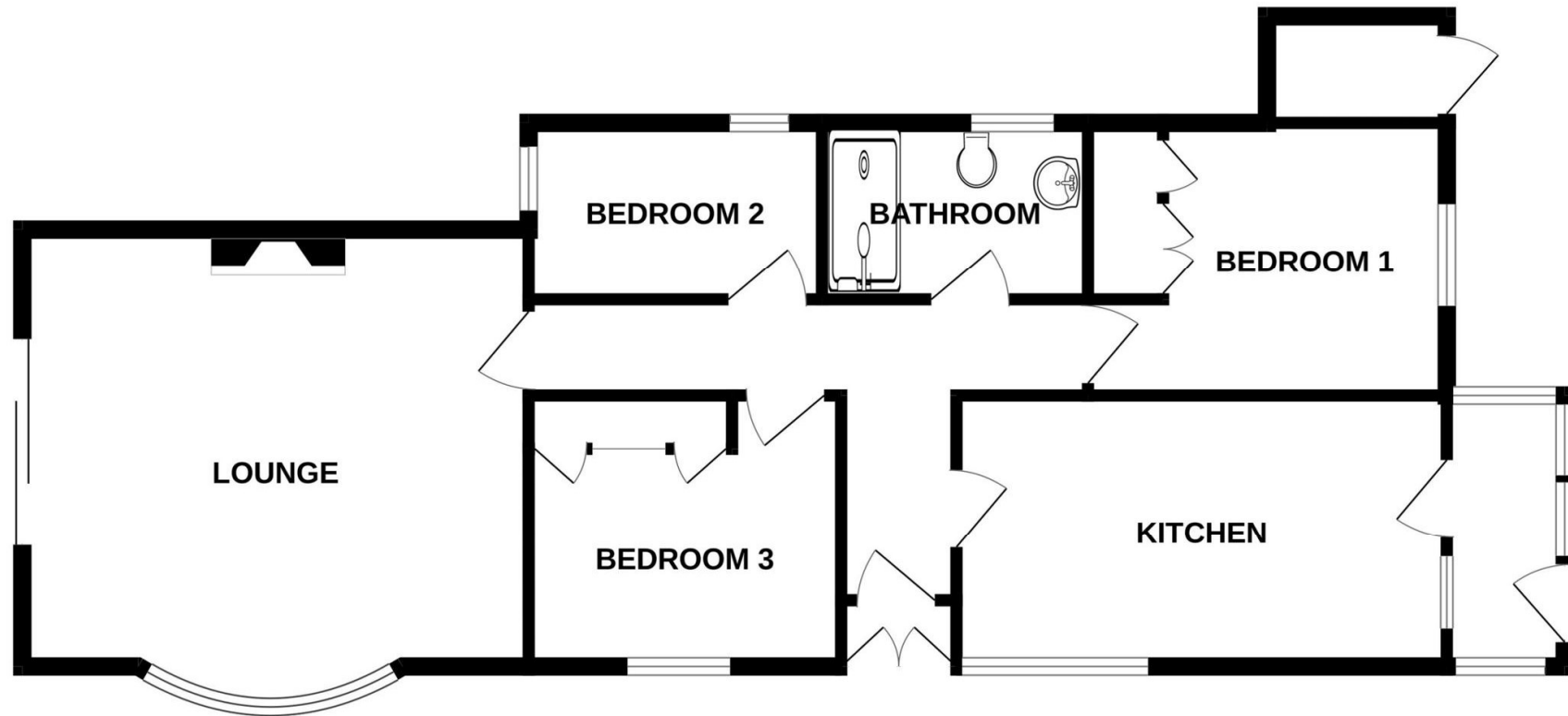
### Tenure

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**  
798 sq.ft. (74.2 sq.m.) approx.



**TOTAL FLOOR AREA : 798 sq.ft. (74.2 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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