



Coronation Street, Overseal,  
Swadlincote, Derbyshire





£260,000



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Living Dining Kitchen
- Immaculately Presented
- Plenty Of Off Road Parking
- Gas Fired Central Heating & Upvc Double Glazing
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented double fronted two bedroomed detached bungalow residence on a quiet residential road in Overseal. Benefiting from an extension the property in brief comprises: - lounge, living dining kitchen, hallway, two double bedrooms and a well appointed shower room. Externally the property has easily maintained gardens with a good sized enclosed rear garden. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Lobby

leading to:

#### Lounge 5m x 3.34m (16'5" x 11'0")

having electric plug in fire, media points, one central heating radiator, Upvc double glazed window to side elevation and feature Upvc double glazed bay window to front elevation.

#### Living Dining Kitchen 4.35m x 6.63m (14'4" x 21'10")

(L-shaped) having a range of base and wall mounted units, grange effect work surface, stainless steel sink and drainer with chrome mixer tap, single oven, four ring gas hob with extractor over, integrated fridge/freezer, tiled splashback, two central heating radiators, Upvc double glazed window to side elevation, Upvc double glazed French doors to rear and two Upvc double glazed windows to rear and side elevations.

#### Hallway

leading to:

#### Master Bedroom 3.64m x 3.34m (11'11" x 11'0")

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

#### Bedroom Two 3.64m x 3.34m (11'11" x 11'0")

(L-shaped) having one central heating radiator and two Upvc double glazed windows to rear elevation.

#### Shower Room 1.64m x 2.4m (5'5" x 7'11")

having low level wc with hidden cistern, vanity style hand basin with chrome mixer tap, walk-in double length shower with chrome thermostat shower and hand held shower over, tiling to shower area, extractor fan, , chrome heated towel radiator and access to loft space with drop down ladder.

#### Outside

To the front of the property is a good sized block paved driveway providing parking for up to three vehicles and a planter bed with an array of flowers and bushes. To the rear is a fully enclosed garden with a good sized block paved patio, pathways, good sized lawned area, mature planter beds with array of flower and bushes and corner garden shed for further storage.

#### 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

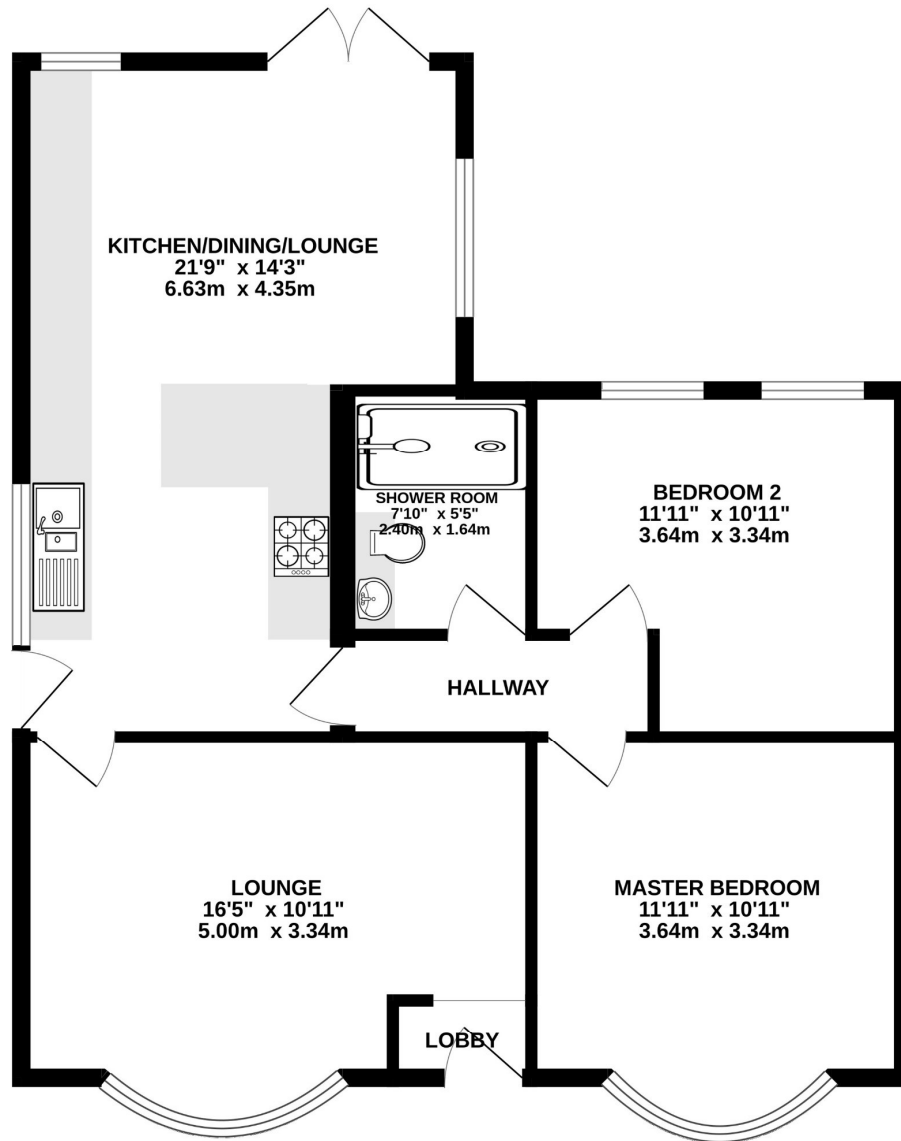
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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.



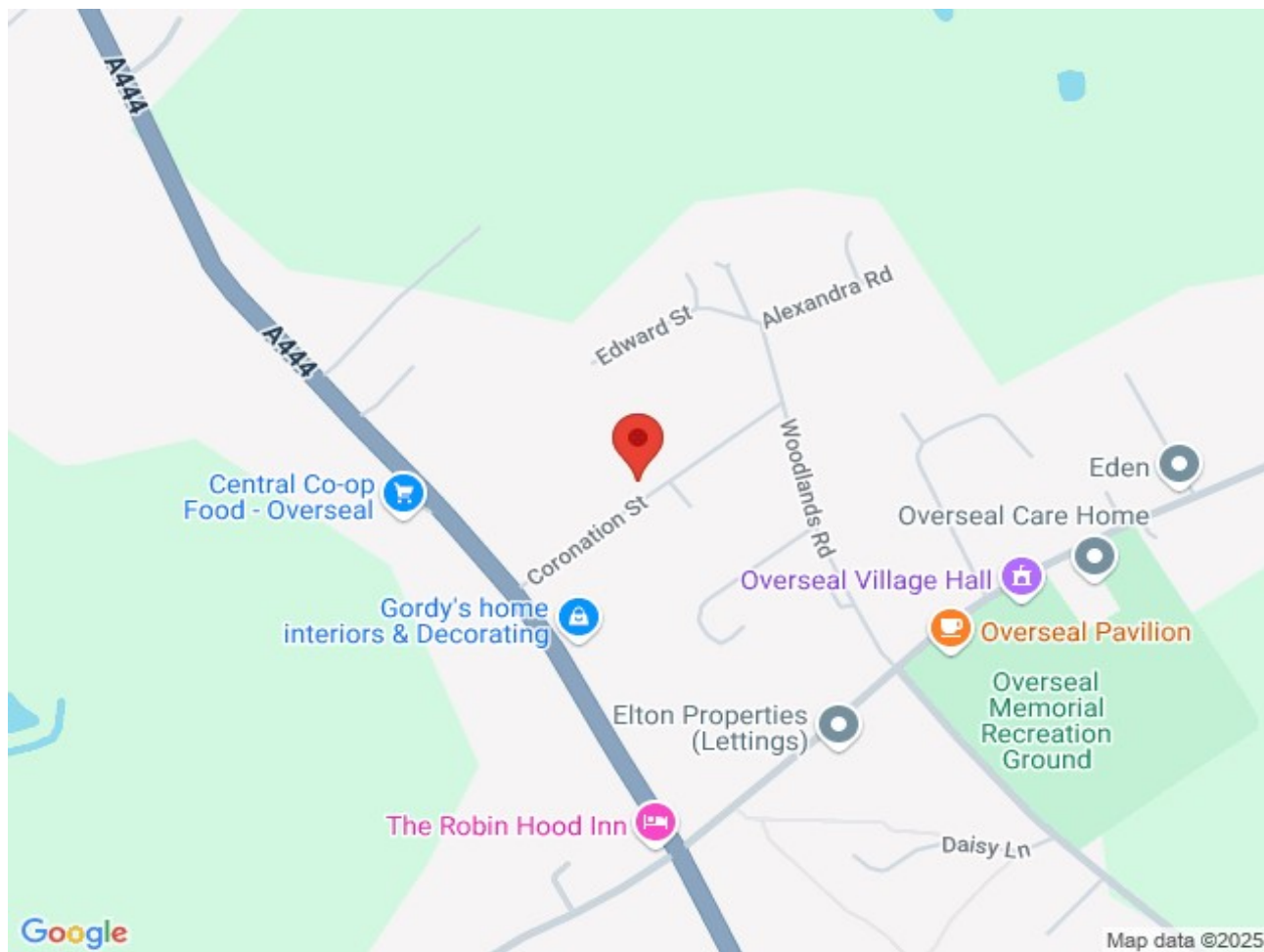
GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	

WWW.EPC4U.COM