



Main Street
Overseal Swadlincote

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for sale guide price
£375,000



Property Description

***** MUST BE VIEWED ***** CHARACTER
DETACHED PROPERTY *****

This is a great opportunity to acquire an extensive four bedroom character cottage with a low maintenance rear garden garage and off road parking. This home has a circa 1700sqft, three reception rooms, two log burners, country style kitchen diner, beautiful, beamed ceilings and vaulted 1st floor ceilings. The property also benefits from part UPVC double glazing and recently upgraded gas central heating. In brief the property comprises; Entrance hall with downstairs w.c, lounge, dining room, second lounge, conservatory, kitchen diner and utility room. To the first floor; four bedrooms, two en suites and family bathroom. Outside, low maintenance paved rear garden with access to the detached garage. side gated access provided via the three car off road parking.

Entrance Porch

Entrance Hallway

UPVC double glazed front door leading to an extensive entrance room, window to front aspect, radiator. Set up currently as an office area. This room leads to downstairs cloaks, stairs to first floor and lounge area.

Downstairs W.C

Mosaic tiled flooring, wall hung ceramic sink with mixer tap over, low level w.c. radiator, extract fan.

Lounge

15' x 13' 11" (4.57m x 4.24m)
Two windows one to front aspect and one to the side. log burner with brick built hearth and timber mantle. Radiator. feature wall lights. Charming beams.

Inner Hall

Having doors to the dining room, kitchen and third reception room.

Dining Room

10' 11" x 6' 8" (3.33m x 2.03m)
Window to the front aspect. Radiator

Kitchen

14' 5" x 11' 7" (4.39m x 3.53m)
Fitted with a range of wall and base unit with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap over, over counter lighting. Window to rear aspect. Timber glazed stable door leading to the garden. Space for undercounter dishwasher. Built in storage cupboard. Beamed ceiling. leading through to the utility room.

Utility Room

Having two double glazed windows and door to the side. There is space for washing machine and tall fridge freezer. The utility is also attached to the secondary front door/ side access door to which there is space for a boot room and convenient access for driveway parking.

Third Reception Room

15' x 14' 6" (4.57m x 4.42m)
Having double glazed window to the front aspect. Radiator. Beamed ceiling. Inglenook fire place with log burning stove, the internal single glazed French doors lead out to the conservatory.

Conservatory

10' x 8' 11" (3.05m x 2.72m)

This lovely conservatory/ garden room has radiator and is UOVC double glazed. Radiator.

First Floor Landing

Double glazed window to the rear aspect. Timber balustrade. Vaulted ceiling and space for potential office area. This expansive landing leads to all bedrooms and main bathroom.

Bedroom One

15' 1" x 13' 4" (4.60m x 4.06m)

Dual aspect windows. Radiator. access to en-suite

En Suite

Part tiled en-suite, ceramic tiled flooring, low level w.c. pedestal wash hand basin. Enclosed shower cubical with chrome electric shower.

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)

Having double glazed windows, built-in wardrobes and door to the en suite.

En Suite

Having a shower cubicle, low level W.C and wash hand basin.

Bedroom Three

13' 11" x 8' 9" (4.24m x 2.67m)

Having double glazed window. Radiator.

Bedroom Four

10' 7" x 6' 8" (3.23m x 2.03m)

Having double glazed window. Currently used as a dressing room to the master.

Bathroom

Having a free-standing bath, low level W.C and wash hand basin.

Outside

Low maintenance fully paved garden with mature shrub borders. Fencing with access gate to the driveway. Direct access to the detached garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure:Freehold

EPC Rating: E

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