

Main Street

Overseal, Swadlincote, DE12 6LG



This beautifully presented home combines modern comfort with charming character, offering spacious and versatile living areas, a stylish kitchen and bathroom, and generous bedrooms with excellent storage. Outside, a large rear garden backs onto open field, creating a peaceful countryside backdrop while still being within easy reach of local amenities.

£225,000



John German

The property offers two well-proportioned reception rooms. The first is a charming bay-windowed sitting room featuring an elegant panelled wall, which flows seamlessly into a versatile dining room and playroom area, complete with a storage cupboard and a side-facing window.

The kitchen is beautifully appointed with an extensive range of contemporary high-gloss base and wall cabinets, complemented by attractive contrasting solid timber worksurfaces. It includes a gas hob with extractor hood above, oven and grill beneath, space for a fridge-freezer, and provisions for both a dishwasher and washing machine. A delightful one-and-a-half bowl cottage-style porcelain sink, set beneath a deep bay window with a pillar mixer tap, adds to the charm.

Leading off the kitchen is a UPVC double-glazed enclosed porch with a door opening to the outside.

The contemporary bathroom features a panel bath with sleek black fittings, including a mixer tap and shower over the bath. A high-gloss vanity unit houses an inset wash hand basin with mixer tap and storage below, alongside a concealed cistern WC.

Bedroom One boasts two fitted double wardrobes flanking the chimney breast, coving to the ceiling, an additional built-in wardrobe above the stairs, and a front-facing UPVC double-glazed window. Bedrooms Two and Three both have some lovely wall panelling and overlook the garden to the rear.

The converted attic space is boarded, providing fabulous additional storage.

Outside: To the front, the property benefits from a driveway offering off-road parking. Gated side access leads to the rear, where you'll find an expansive garden laid out with a patio area and a large artificial lawn - perfect for children to play. The garden backs directly onto open fields glimpsed through the opening in the hedge, offering a beautiful outlook and a wonderful sense of space.

Location: Set in the friendly village of Overseal, this home is just a short walk from a primary school, local shop, pub, and scenic countryside walks. Excellent road links via the A444 and A42 make commuting to Burton, Ashby-de-la-Zouch, and beyond

straightforward, and nearby Swadlincote offers supermarkets, leisure facilities, and a wider choice of shops and restaurants.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band A

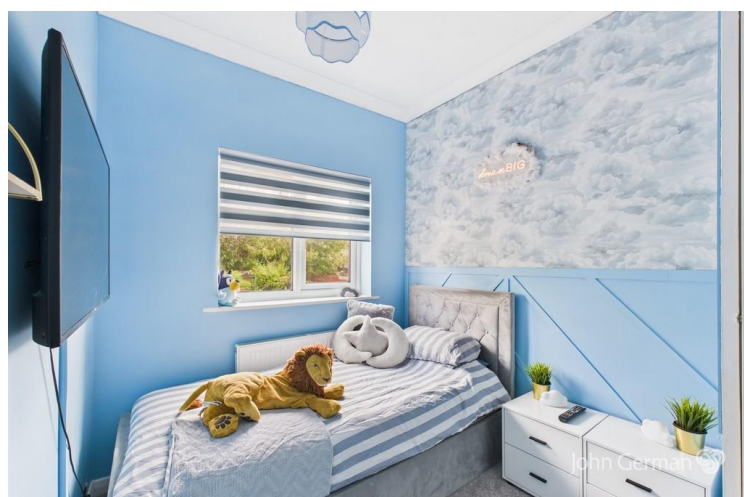
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent