



R
2 Kesbrook Drive

| DE12 6NS | Price Guide £310,000

**ROYSTON
& LUND**

- Guide Price £310,000 - £320,000
- Large Dual Aspect Lounge with Patio Door to the Rear
- En suite, Family Bathroom and Downstairs W. C.
- Garage and Driveway
- EPC B - Council Tax C
- Three Bedroom Detached Home Beautifully Presented Throughout
- Large Kitchen/Diner with Separate Utility Room
- South West Facing Landscaped Rear Garden
- Close To national Forest Walks
- Freehold





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Royston and Lund are delighted to bring to the market a beautifully presented three bedroom detached home in the village of Overseal. Located close to National Forest walks this property offers spacious accommodation throughout and benefits from a south/west facing garden.

Entering through the spacious hallway there is access to the dual aspect lounge with double patio doors to the rear. The large kitchen/diner is triple aspect and runs from the front of the property to the rear. Fitted with a range of wall and floor units with a built in oven, hob and extractor with room for free standing appliances. There is a separate utility room off the kitchen with a convenient w.c. There is a door to the rear garden.

The first floor benefits from a large principle bedroom with dual aspect windows and a three piece en suite bathroom. There are two further double bedrooms both with dual aspect windows. A family modern bathroom completes.

The rear garden has been beautifully landscaped to and has a range of plants, shrubs and separate patio areas that allow you to enjoy the sun at all different times of the day. There is also a detached garage and parking for two cars.

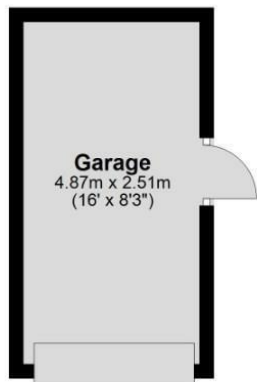
the village of Overseal offer local amenities including a small supermarket, Post Office and Convenience Store, Public House, Church and Primary School.

A viewing is highly recommend to appreciate this detached home and garden.

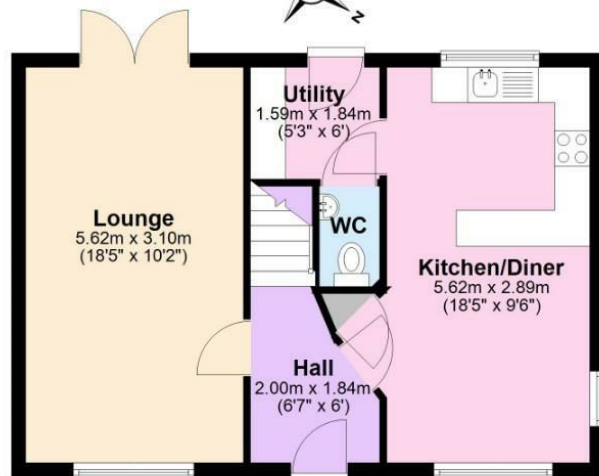
For more information: https://reports.sprift.com/property-report/?access_report_id=5295543



R
&L



Ground Floor
Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.6 sq. feet)



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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ROYSTON & LUND