

Lullington Road, Overseal, Swadlincote, DE11

£225,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Cadley Cauldwell are presenting this superb opportunity in the highly sought-after village of Overseal, Swadlincote, with this **two-bedroom semi-detached property** offering immense potential and available with no upward chain. Occupying a generous plot with extensive parking, a single garage, and a large rear garden boasting open views, this home is ready for its next chapter.

A welcoming Hall leads you into the property. The spacious Lounge provides a comfortable area for relaxation, featuring a convenient understairs cupboard for additional storage.

The Kitchen/Diner offers a functional space for culinary activities and informal meals. A Rear Lobby provides access to a ground floor WC, adding to the home's practicality, alongside a useful Store.

Ascending to the Landing, you will find a built-in cupboard, and two well-proportioned bedrooms. Bedroom One offers generous dimensions, while Bedroom Two provides a comfortable and versatile space. These are complemented by a Family Bathroom.

Externally, the front of the property benefits from an extensive driveway, providing ample off-street parking, alongside a lawned area with mature trees and shrubs. A single garage offers further secure parking or storage. To the rear, a private and spacious garden awaits, predominantly laid to lawn with mature shrubs, a patio area perfect for outdoor dining, and delightful views backing onto open fields. A garden shed provides additional storage.

Located in a delightful spot in Overseal, this home is well-positioned for local amenities, schools, and country walks, with excellent access to major transport routes. While the property may benefit from some updating/extending, it offers a fantastic canvas to create a truly fabulous family home.

Council Tax Band: B / EPC Rating: D / Freehold

Early viewing is highly advised to fully appreciate the generous plot, potential, and desirable location this property has to offer.

Hall - 1.09m x 1.02m (3'7" x 3'4")

Kitchen/Diner - 5.08m x 2.57m (16'8" x 8'5")

Lounge - 4.09m x 3.66m (13'5" x 12'0")
Understairs cupboard

WC - 1.65m x 0.91m (5'5" x 3'0")

Rear Lobby - 1.07m x 1.02m (3'6" x 3'4")

Store

Landing
Built-in cupboard

Bedroom One - 4.09m x 3.66m (13'5" x 12'0")

Bedroom Two - 3m x 2.62m (9'10" x 8'7")

Bathroom - 1.96m x 1.91m (6'5" x 6'3")

Front
Extensive driveway, laid to lawn, mature trees & shrubs

Rear
Laid to lawn, mature shrubs, patio, shed. Views.

Garage
Single garage



















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