



Woodlands Road, Overseal, Swadlincote, DE12 6LS

Nicholas  
**Humphreys**

Asking Price £210,000

A well-presented mid-terraced home situated in the popular village of Overseal, offering spacious and versatile accommodation along with an extensive landscaped rear garden and double-width driveway providing off-road parking.

The property features a welcoming entrance hallway, front lounge with feature fireplace, and an open-plan dining kitchen with breakfast bar and access to the rear garden. To the first floor are two double bedrooms, a further single bedroom, and a modern refitted family bathroom. Further benefits include a gas-fired central heating boiler fitted in 2025, UPVC double glazing and a partially boarded loft space.

A particular feature is the generous rear garden with patio areas, decking, lawn, outbuildings and sheds. Conveniently located between Ashby-de-la-Zouch and Swadlincote with excellent access to the A42 and commuter routes. No Upward Chain



## **The Accommodation**

Occupying a desirable residential position within the ever-popular village of Overseal, this well-presented mid-terraced home offers versatile and spacious accommodation, complemented by an extensive landscaped rear garden and a double-width driveway providing off-road parking for two vehicles.

Set back from the road, a UPVC double-glazed front entrance door opens into a welcoming entrance hallway, with staircase rising to the first floor, single radiator and laminate flooring which continues through into the main lounge. Positioned on the front aspect, the lounge features a UPVC double-glazed window, double radiator and a feature fireplace with inset electric fire, creating a comfortable and cosy living space. A door then leads through to the open-plan dining kitchen.

The dining kitchen provides a wide selection of fitted base cupboards, drawers and matching eye-level wall units, together with a freestanding cooker space with electric point and extractor hood above. There is plumbing and appliance space for a washing machine, radiator, and a useful walk-in under-stairs storage cupboard. A breakfast bar alongside the dining area, offering ample space for a table and chairs. Double-glazed windows and a rear door provide natural light and access onto the enclosed rear garden.

To the first floor, the landing has a built-in cupboard housing the gas-fired central heating boiler, newly fitted in 2025. There is also access to a partially boarded loft space via a drop-down ladder, providing useful storage.

The master double bedroom is positioned on the front aspect, with laminate flooring, radiator and UPVC double-glazed window. A second generously proportioned double bedroom lies on the rear aspect, overlooking the extensive garden, with laminate flooring, UPVC double-glazed window and double radiator. The third bedroom, a single, is also positioned on the front aspect, with radiator and UPVC double-glazed window.

The modern refitted bathroom is fitted with a contemporary three-piece white suite comprising low-level WC, pedestal hand wash basin and panelled bath with electric shower over and glass screen. Finished with complementary wall tiling, a heated chrome towel rail and UPVC double-glazed window to the rear elevation.

A particular feature of this property is the extensive landscaped rear garden. Immediately to the rear of the house is a paved patio area, leading to two useful outbuildings, one of which has plumbing and potential for an external WC. Beyond this, the garden continues with a decked seating area, gravelled patio, shaped lawn, and a further decked area to the rear, along with additional garden sheds, all enclosed by fenced boundaries. There is also shared side access leading back to the front of the property.

The property is conveniently positioned between the market towns of Ashby-de-la-Zouch and Swadlincote, with Overseal offering a range of local amenities and schooling. It also benefits from excellent commuter links, being within easy reach of the A42 and major road networks.

Internal viewing is strictly by appointment only.

## **Hallway**

### **Lounge**

4.22m max x 3.30m max (13'10 max x 10'10 max)

### **Kitchen Diner**

5.23m x 3.48m (17'2 x 11'5)

### **Bedroom Front**

3.33m max x 2.77m max (10'11 max x 9'1 max)

### **Bedroom Rear**

3.51m max x 2.74m (11'6 max x 9'0)

### **Bedroom Three**

2.36m max x 2.31m max (7'9 max x 7'7 max)

### **Bathroom**

2.44m x 2.36m (8'0 x 7'9)

### **Driveway, Garden & Outbuildings**

Awaiting EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Council

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

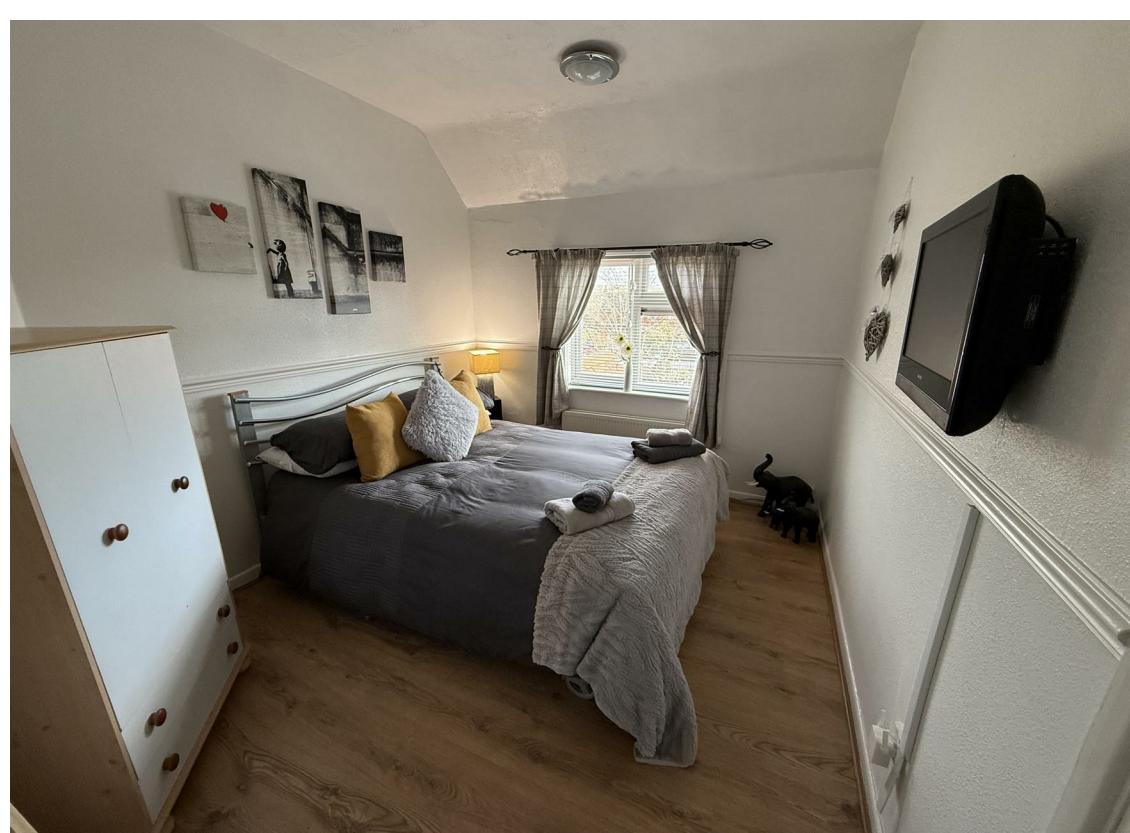
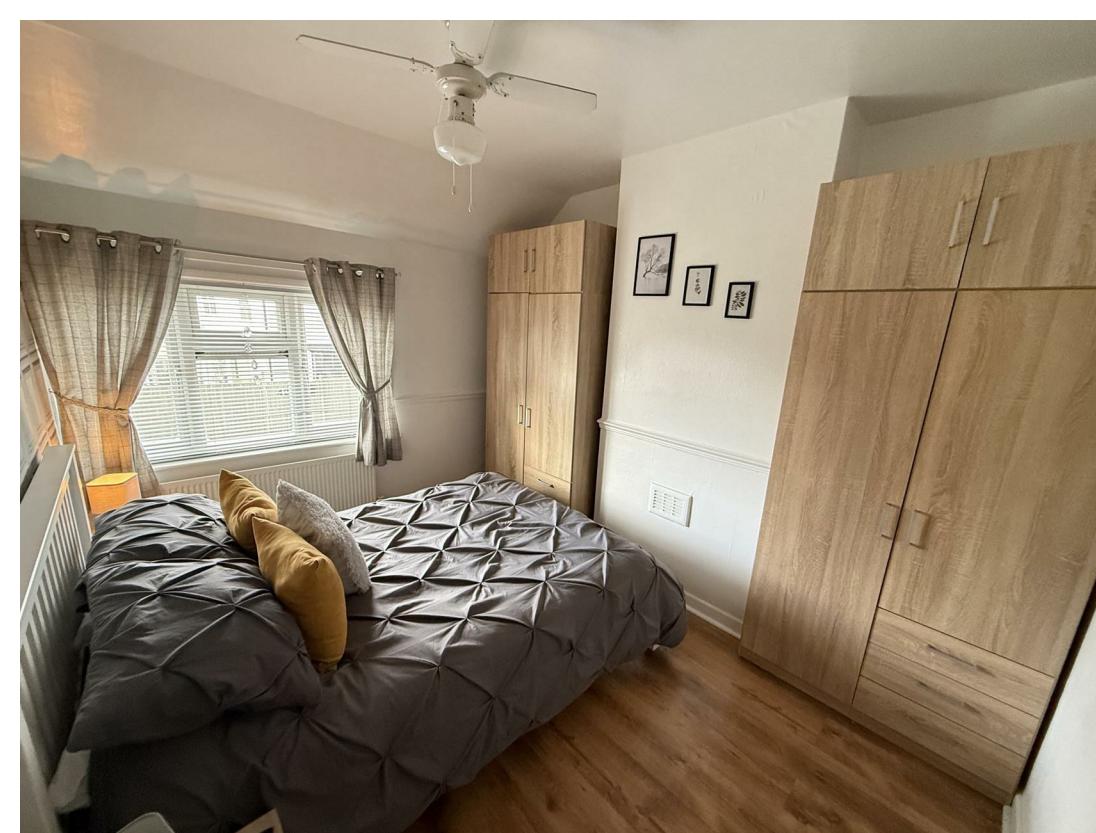
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

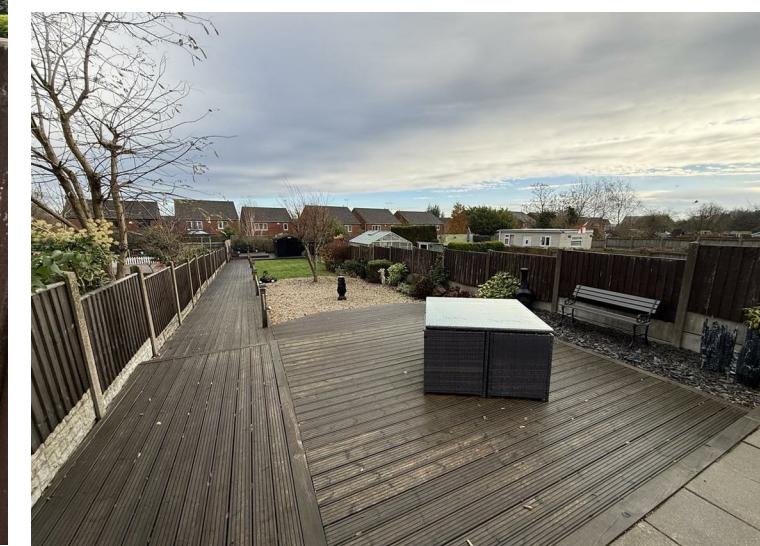
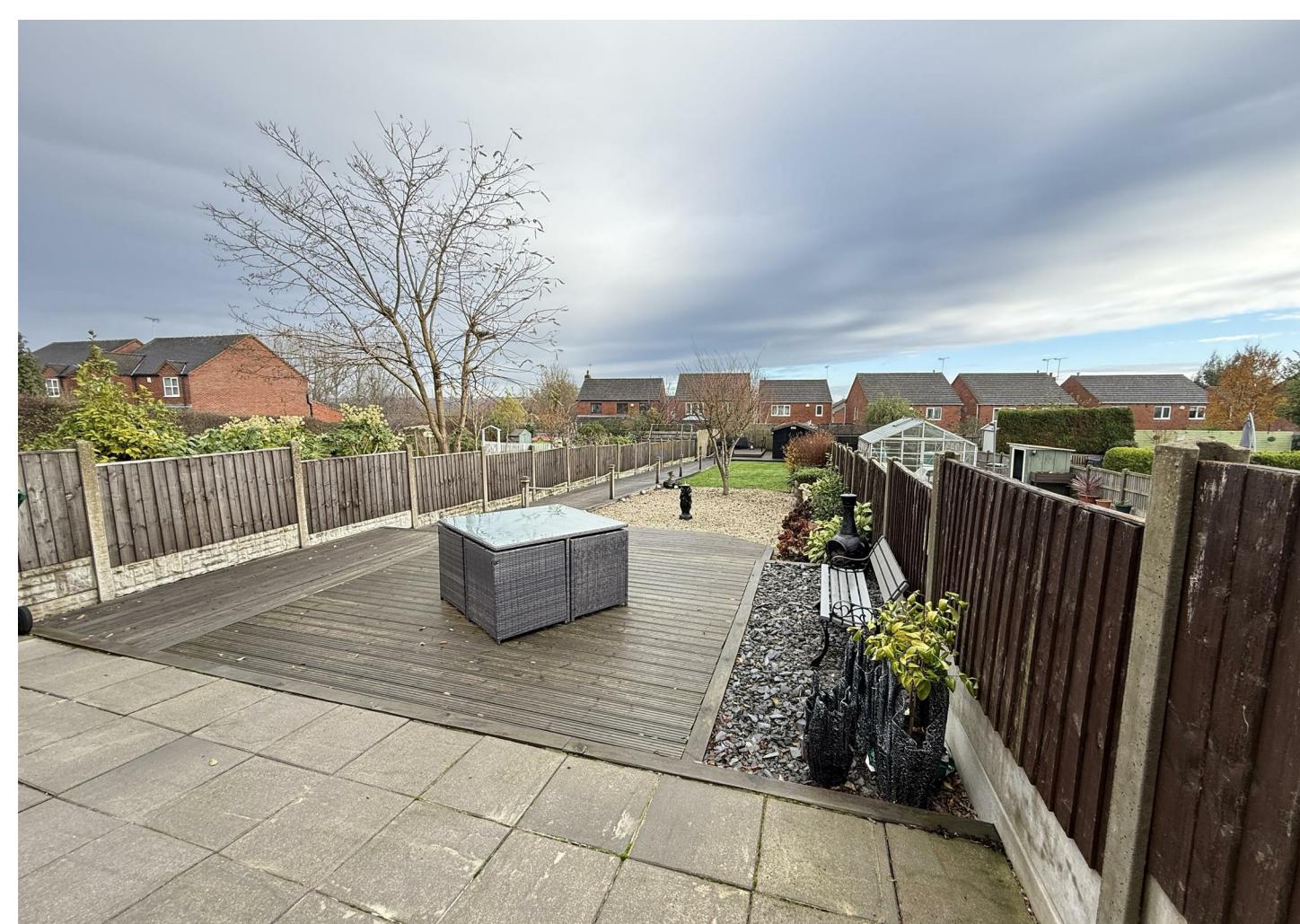
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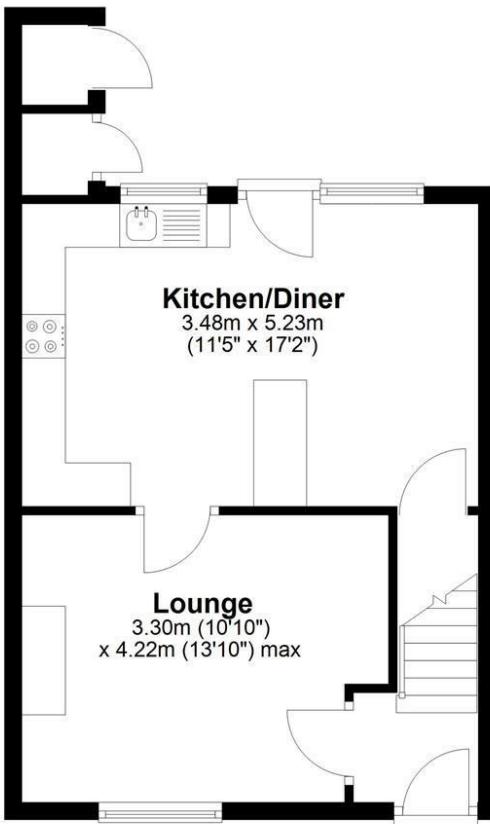
Draft details awaiting vendor approval and subject to change



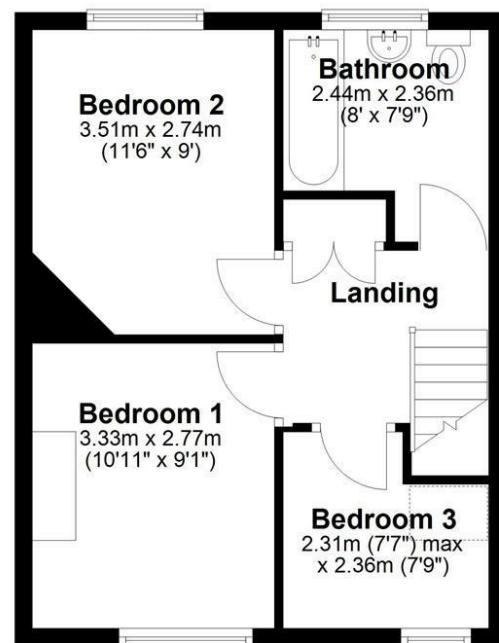




## Ground Floor

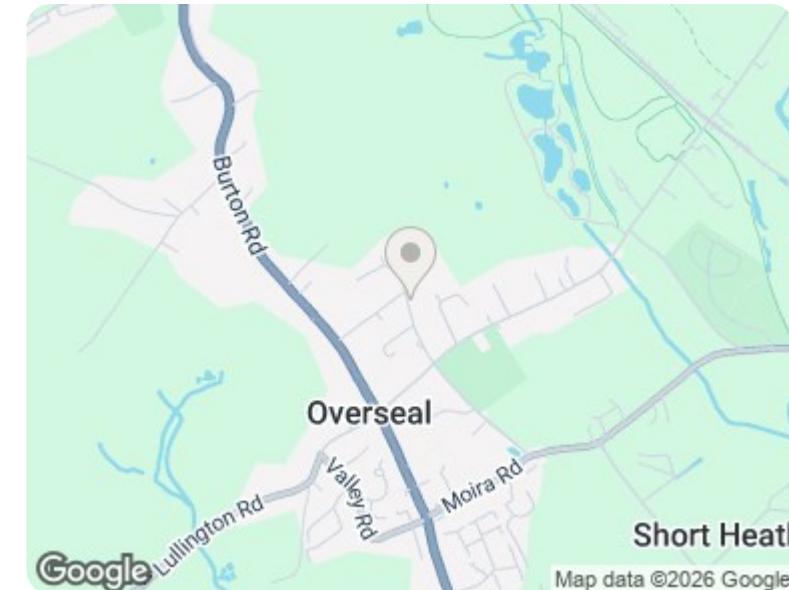


## First Floor

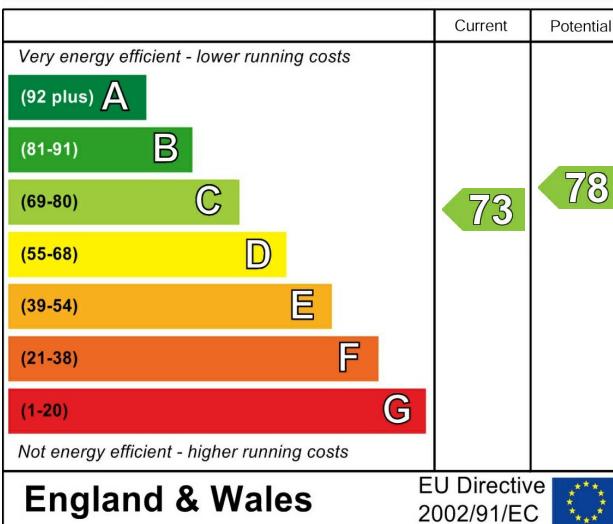


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Plan produced using PlanUp.



## Energy Efficiency Rating



## Council Tax Band A

### Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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