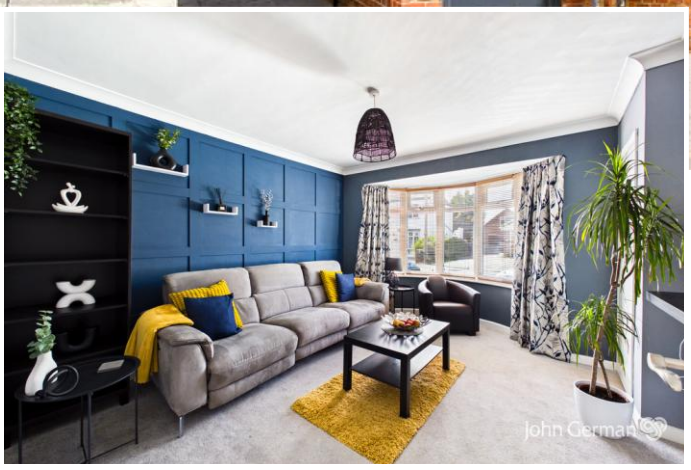
Main Street

Overseal, Swadlincote, DE12 6LG







Stylish three-bedroom family home with two reception rooms, modern kitchen and bathroom, driveway parking, boarded loft, and generous rear garden backing. Situated in the popular village of Overseal, close to amenities, schooling and commuter links. NO CHAIN.

£215,000

John German

This beautifully presented charming three-bedroom family home enjoys a sought-after village setting with the benefit of no upward chain. Offering two versatile reception rooms, a stylish kitchen, modern bathroom, useful boarded loft space and a generous family-friendly garden, the property combines character features with modern comforts. Conveniently located within walking distance of local amenities, schooling, and countryside walks, this is an ideal home for first-time buyers, young families and those seeking village life with excellent commuter links.

The ground floor accommodation begins with a welcoming entrance hall, where a staircase rises to the first floor. Positioned to the front of the property is an attractive sitting room featuring a curved bay window and a stylish contemporary panelled feature wall, creating a warm and inviting space. Beyond this lies a versatile second reception room, offering ample space for both dining and informal living. Benefiting from dual-aspect windows and a useful storage cupboard, this flexible room is ideal for modern family life.

The kitchen is well-appointed with an extensive range of base and wall-mounted units arranged along two walls, complemented by attractive timber work surfaces. Integrated appliances include an inset hob with extractor hood above and oven beneath, while there is additional space for a washing machine and other freestanding appliances. A charming cottage-style porcelain sink is set within the bay window, enjoying pleasant views over the rear garden. A side door leads through to a practical rear porch with direct access outside.
Completing the ground floor is a contemporary bathroom, fitted with a modern white suite comprising a panelled bath with black mixer shower tap, vanity unit incorporating a wash hand basin, and a concealed-cistern WC. The room is enhanced by tiling to three walls, a feature shower panel wall above the bath, ladder-style heated towel rail, and extractor fan.

Upstairs are three bedrooms, the generous sized master features twin fitted wardrobes whilst the two rear bedrooms overlook the gardens. Loft hatch provides access to a useful boarded attic space.

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.

Agents note: The property is situated in an ex mining area
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: Drvieway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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: JGA09062026
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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.




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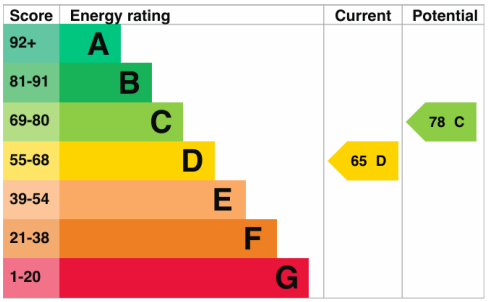

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Agents' Notes

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.