



Burton Road, Overseal, Swadlincote,  
Derbyshire



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£500,000



## Key Features

- Heavily Extended Traditional Detached Three Bedroomed Home
- Popular Residential Location
- Mature Gardens & Additional Agricultural Ground (extending to over 6 acres)
- Excellent Range Of Steel Framed Buildings (to include stables, workshops & sheds)
- Prominent Road Frontage
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Situated in this popular residential location this substantial, extended three bedroomed detached family home is worthy of an internal inspection in order to appreciate the deceptive accommodation on offer. In brief the accommodation comprises: - entrance hall, bay windowed front sitting room, study, rear sitting room, rear extended kitchen with guest cloaks, sun room and shower room off. On the first floor a landing leads to three well proportioned bedrooms and re-fitted bathroom. To the rear of the property is a substantial garden with raised patio and lawns, beyond which lies a pleasant vegetable garden, small paddock area, two stables, workshop and machinery store together with an open machinery barn, another large steel framed building/machinery store and haybarn. The ground to the southern aspect of the freehold interest is defined as grazing land with good water supply. Vehicular access to the rear of the property is via a lane from the road.

#### Accommodation In Detail

Large arched Upvc double glazed entrance door leading to:

#### Entrance Lobby

having Terrazzo tiling to floor and obscure Upvc double glazed entrance door leading through to:

#### Entrance Hall 2.1m x 4.04m (6'11" x 13'4")

having oak block flooring, staircase rising to first floor, fitted smoke alarm, one central heating radiator, thermostatic control for central heating and useful understairs storage cupboard housing fitted electric meter and consumer unit together with range of fitted shelving.

#### Front Sitting Room

having Upvc double glazed bay window to front elevation with semi circular radiator, fitted picture rail and feature oak fireplace with marble backplate and hearth together with open grate fire.

#### Study 2.53m x 2.1m (8'4" x 6'11")

having suspended ceiling and low intensity spotlights.

#### Rear Sitting Room 3.62m x 3.34m (11'11" x 11'0")

having feature dressed brick fireplace with ornate arched insert and quarry tiled hearth, wall light points, fitted picture rail, one double central heating radiator and archway opening through to:

#### Re-Fitted Kitchen 3.14m x 3.35m (10'4" x 11'0")

having a lovely array of light oak base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to side elevation, large Upvc double glazed picture window to rear, ceramic tiling to floor, one central heating radiator, low intensity spotlights to ceiling, AEG induction hob, Bosch double oven and stainless steel extractor canopy.

#### Inner Lobby

having one central heating radiator.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, obscure Upvc double glazed window to rear elevation, extractor vent and ceramic tiling to floor.

#### Garden Room 3.8m x 2.56m (12'6" x 8'5")

having ceramic tiling to floor, large Upvc double glazed windows overlooking the rear garden, half double glazed door to rear, one central heating radiator and low intensity spotlights to ceiling.

#### L-Shaped Inner Lobby

having access to garage, ceramic tiling to floor, one central heating radiator and fitted wall mounted Ideal condensing combi gas fired central heating boiler.





### Shower Room

having over-sized shower tray, fitted extractor vent and extensive tiling complement.

### On The First Floor

#### Half Landing

having obscure Upvc double glazed window to side elevation.

#### Main Landing

having access to loft and fitted smoke alarm.

#### Bedroom One 3.35m x 3.63m (11'0" x 11'11")

having one double central heating radiator and Upvc double glazed window with central tilt and turn opening and providing lovely views to rear

#### Bedroom Two 3.66m x 3.32m (12'0" x 10'11")

having large Upvc double glazed picture window to front elevation, one central heating radiator, fitted picture rail and range of built-in double wardrobes with sliding doors.

#### Bedroom Three 2.66m x 2.52m (8'8" x 8'4")

having Upvc double glazed window to front elevation, one central heating radiator, range of fitted wall mounted cupboards and useful overstairs store/wardrobe.

### Re-Fitted Bathroom

having modern white suite comprising over-sized bath, vanity wash basin with cupboards under, low level wc with concealed cistern, quadrant shower enclosure with thermostatically controlled shower, obscure Upvc double glazed window to rear elevation with tilt and turn unit, heated chrome ladder towel radiator and fitted extractor vent.



## Outside

To the front a sweeping driveway provides parking for three/four vehicles and leads to a large attached garage. To the rear is a patio area which leads on to a lovely mature garden, beyond the garden is a small vegetable garden. Adjacent to this is a small paddock, in the far corner being an arrangement of storage sheds, workshop, two stables, open covered yard/prep area. The accessway beyond this is flanked by an open machinery and hay store, there is a further hay store and large steel framed shed which can be used for a variety of purposes. The grazing land is sectioned off into four general segregated areas and is good for grazing and good water supplies to all main areas. All the buildings have power and light.

## Garage 5.25m x 3.03m (17'2" x 9'11")

having roller shutter remote controlled garage door, extensive array of shelving and plumbing for washing machine.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

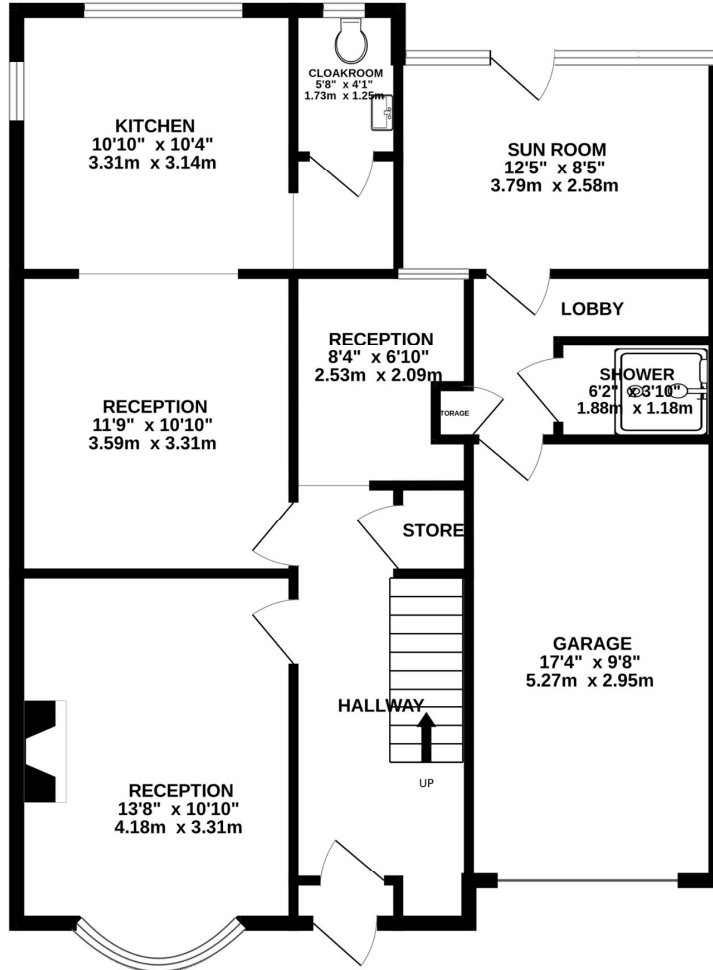
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

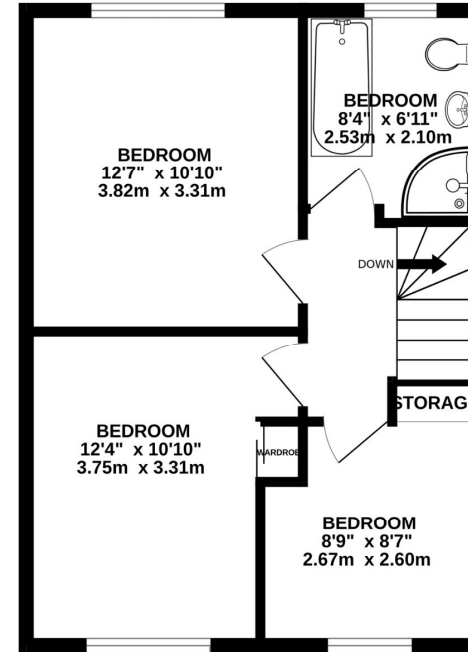
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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