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3 Lullington Road

Overseal | DE12 6NF | Offers In The Region Of £400,000

ROYSTON
& LUND

- Offers in the Region of £400,000
- Spacious Kitchen with Tiled Fireplace
- Conservatory, Utility & Ground Floor WC
- Ample Rear Garden Space with Established Greenery
- Council Tax: D // EPC: D
- Four Bedroom Detached Family Home
- Living & Dining Room with Fireplaces
- Impressive Garage/Workshop Space with First Floor
- Close to Numerous Amenities and Transport Links
- Freehold





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Occupying a generous plot in the highly sought-after village of Overseal, this charming four bedroom detached family home combines an abundance of character and period features with superb versatility, and offers a surplus of living space spread across more than 2500 sq ft of accommodation.

The welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. To the front, the spacious living room is filled with natural light from a beautiful bay window and showcases an attractive feature fireplace, creating a warm, inviting living space. The formal dining room mirrors the living room with its own bay window and feature fireplace, while double doors open into the conservatory, making it an ideal space for entertaining and family gatherings. The kitchen offers plenty of worktop and cupboard space and retains further period charm with an original fireplace, as well as giving access to the utility room and ground floor WC. The generous conservatory offers an additional reception area with French doors opening to the rear garden.

To the first floor, the two principal bedrooms are particularly spacious doubles, while the remaining bedrooms offer versatile options for guest rooms or home offices. All four are served by the family bathroom comprising a bath with shower overhead, wash basin, bidet and WC.

Externally, the property enjoys excellent kerb appeal with a striking period frontage and a substantial driveway providing ample off-street parking to both the front and side. To the rear sits the impressive detached former commercial garage/workshop, featuring an extensive ground floor space with stairs rising to a first-floor storage area. This versatile building presents a fantastic opportunity for those seeking workshop space, secure vehicle storage or conversion into ancillary accommodation (STPP).





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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