



19 Stoneyford Road

| DE12 6NQ | Guide Price £300,000

ROYSTON  
& LUND

- Guide Price £300,000-£320,000
- Open Kitchen/Breakfast Room
- Lawn Garden with Patio Seating Area
- Close to Numerous Amenities
- EPC: B
- Four-Bedroom Family Home
- Family Bathroom, En-Suite & Ground-floor WC
- Driveway with Car Port Seating Area
- Council Tax: D
- Freehold





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Royston & Lund are delighted to present this beautifully presented four-bedroom detached family home, situated within the popular village of Overseal and offered to the market with a Guide Price of £300,000-£320,000. Finished to a modern standard throughout, this spacious home is perfectly suited to growing families and those seeking versatile living accommodation in a well-connected residential location.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the principal ground floor accommodation, including a convenient ground floor WC. To the front of the property is a comfortable and well-proportioned living room, offering an ideal space to relax and unwind.

To the rear, the impressive kitchen/breakfast room provides the heart of the home, featuring ample fitted storage, generous worktop space and room for dining and seating, making it ideal for both everyday family life and entertaining. The adjoining utility area adds further practicality, while doors open out onto the rear garden, allowing for plenty of natural light throughout.

To the first floor, there are four bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a well-maintained rear garden featuring a lawn and patio seating area, ideal for outdoor dining and entertaining. To the front, a driveway provides off-road parking and leads to a useful car port positioned over the side driveway.

Located in the sought-after village of Overseal, the property offers convenient access to a range of local amenities, schools and transport links, while also benefiting from nearby countryside walks and excellent commuter connections.

For more information: ([Sprift Link Under Review](#))

Freehold



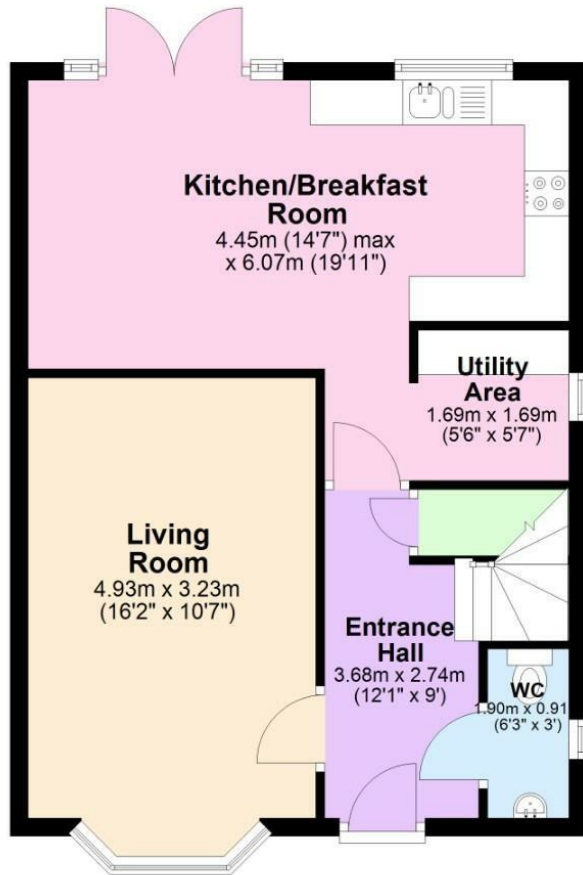


EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 93        |
| (81-91) B                                                       | 83      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

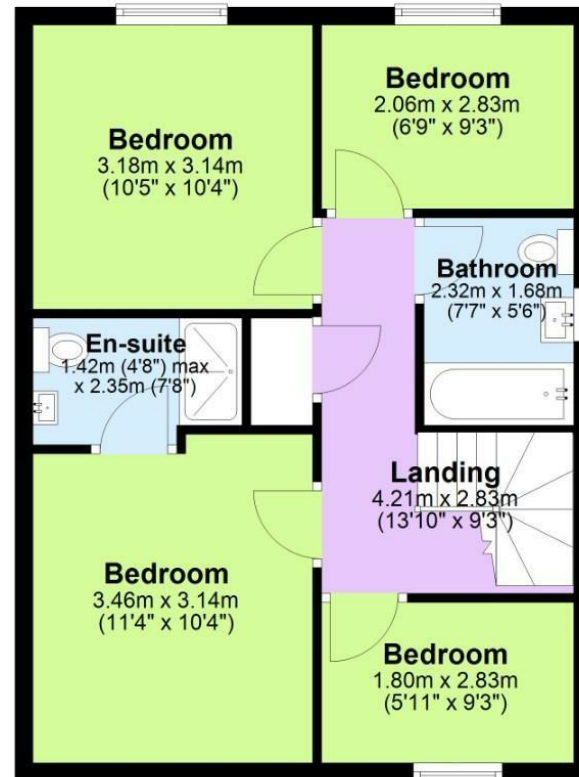
## Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



## First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 100.5 sq. metres (1082.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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