



Burton Road, Overseal, Swadlincote,
Derbyshire



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£300,000



Key Features

- Detached Family Home
- Three Well Proportioned Bedrooms
- Large Plot
- Ideal For Families
- In Need Of Some Modernisation
- Large Lounge Diner
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this great sized three bedroomed detached family home being bought to the market with no upward chain and prime for modernisation. Benefiting from off road parking and garage, the property sits well within a large plot with a fantastic mature rear garden and extra large patio ideal for entertaining. In brief the accommodation comprises: - large entrance hall, large lounge diner, conservatory kitchen and lobby with pantry and wc off. On the first floor a landing leads to two large double bedrooms, a well proportioned single bedroom and family bathroom with separate bath and shower. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door with Upvc double glazed side panels leading to:

Large Entrance Hall

having staircase rising to first floor, built-in understairs storage and one central heating radiator.

Lounge Diner 3.49m x 7.39m (11'6" x 24'2")

having gas fire with tiled hearth and surround, two central heating radiators, Upvc double glazed windows to side and front elevations, Upvc double glazed sliding doors leading through to:

Conservatory 3.26m x 2.67m (10'8" x 8'10")

having wooden framed double glazing, tiling to floor, one central heating radiator and wooden double glazed sliding doors to rear elevation.

Kitchen 2.64m x 3.53m (8'8" x 11'7")

having range of base and wall mounted units, wood effect laminate work surfaces, stainless steel sink and drainer with chrome mixer tap, space for cooker, space for fridge/freezer, space for washing machine, gas fired combination boiler, tiling to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Rear Lobby

having consumer unit for electrics, tiling to floor, one central heating radiator and frosted Upvc double glazed door to rear elevation.

Pantry 1.07m x 1.35m (3'6" x 4'5")

having power, shelving and tiling to floor.

Guest Cloak Room 0.89m x 1.35m (2'11" x 4'5")

having low level wc, tiling to floor and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

having access to loft space and Upvc double glazed window to side elevation.

Master Bedroom 3.38m x 4.25m (11'1" x 13'11")

having built-in wardrobes, dressing table, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.06m x 3.27m (10'0" x 10'8")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.44m x 2.67m (8'0" x 8'10")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.





Family Bathroom 2.65m x 1.68m (8'8" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings, separate shower cubicle with glass hinged door and electric shower, wood effect vinyl flooring, one central heating radiator, two frosted Upvc double glazed windows to rear elevation.

Outside

To the rear of the property is a fully enclosed large garden with a large paved patio area ideal for entertaining, large garden shed and a great sized lawned area bordered by mature trees and bushes. To the front is a concrete driveway providing parking for two vehicles and a good sized fore garden mainly laid to lawn and a mature tree. There is an attached garage.

Garage 2.43m x 5.33m (8'0" x 17'6")

having up and over door, wooden single pane window to side elevation.

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.

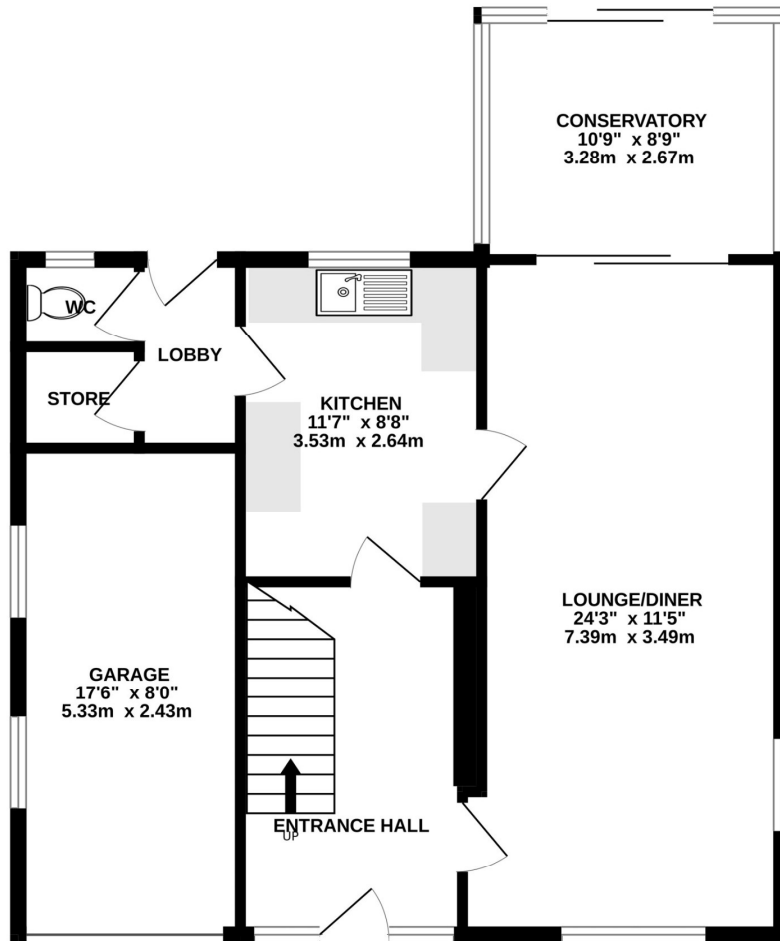
Note

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.

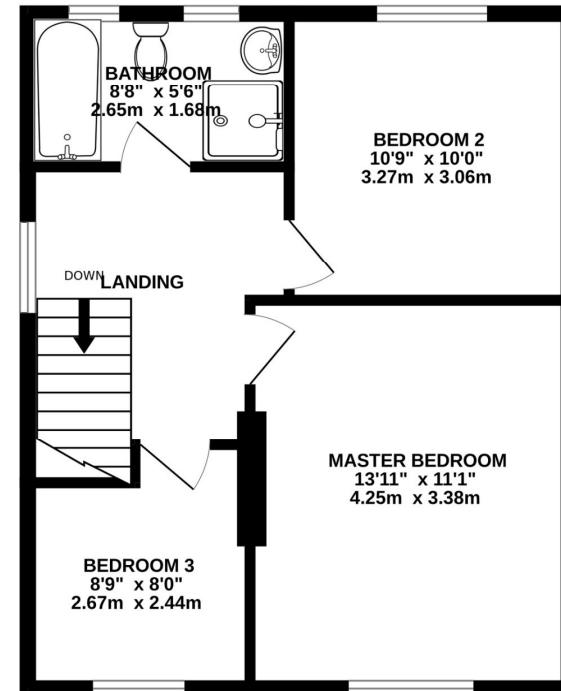




GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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