



33 Burton Road

Overseal | DE12 6LQ | Offers In The Region Of £425,000

ROYSTON
& LUND

- **Sold with no upward chain**
- Three Bedroom Detached Bungalow
- Kitchen With Integrated Appliances
- Double Remote Controlled Garage
- Plot Size Of 0.7 Acres
- Uninterrupted Countryside Views To The Rear
- Off Road Parking
- EPC Rating - D
- Council Tax Band - E
- Freehold





Sold with no upward chain this property is located within the National Forest.

In brief, accommodation consists of a generous sized lounge/dining reception room with large front window letting in lots of natural light and there are patio doors to the rear leading you into the extensive garden. The kitchen has integrated appliances such as a hob and an extractor fan, with also having the benefit of an eye level oven and fitted microwave. Just off the kitchen there is a conservatory which also gives access to the rear garden. All three double bedrooms are well proportioned, and all share a family bathroom.

The standout feature about this property is the plot size of 0.7 acres, with uninterrupted views to the rear, matured shrubbery and trees such as the conifers and birch to name just a few. To the north side of the land, you have two sheds and a large glass paned greenhouse.

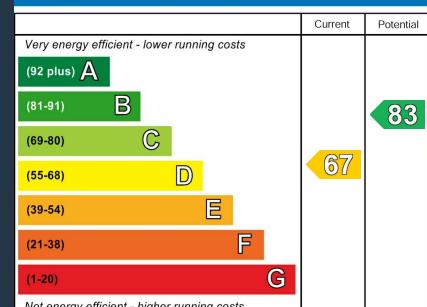
The property itself is situated off from the main road down a long driveway giving it a private and more secluded feel. For added convenience you also have the benefit of a double garage with remote controlled door. There is also a very useful turning point at the end of the driveway providing easy access onto the main road.

Marketed previously with an overage clause - this has now been removed



EPC

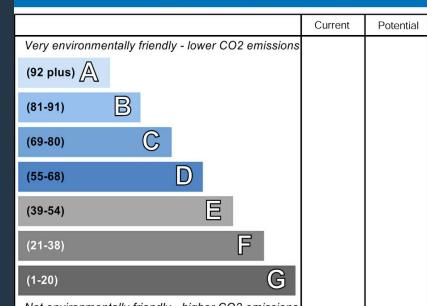
Energy Efficiency Rating



EU Directive
2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating



EU Directive
2002/91/EC

England & Wales



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