



Main Street, Overseal, Swadlincote, DE12 6LG

£225,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Three-Bedroom Link Detached Home | No Onward Chain | Integral Garage & Driveway | In Need of Some Updating

Situated in the popular village of Overseal, Swadlincote, Cadley Cauldwell present this three-bedroom link-detached home offering a wonderful opportunity to create a personalised living space, presented with no onward chain and benefitting from an integral garage and driveway parking.

Upon entering through the hall, complete with a convenient coat cupboard, you are led into the heart of the home. The lounge provides a comfortable space for relaxation, flowing seamlessly via an archway into the dining room, perfect for entertaining or family meals.

The conservatory extends the living space, offering a bright and adaptable area to enjoy views of the garden throughout the seasons. The kitchen/breakfast room is equipped with integrated appliances and includes a practical under-stairs cupboard, providing ample storage.

A ground floor cloakroom adds to the home's functionality.

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one and bedroom three both benefit from built-in wardrobes, offering excellent storage solutions. A modern shower room serves the upstairs accommodation.

Externally, the property features a shared driveway at the front, leading to the integral garage which also provides access to the rear garden. The private rear garden includes a patio area and a lawn, complemented by mature shrubs and trees, providing a pleasant outdoor space for relaxation or gardening.

Located in Overseal, the property boasts proximity to local amenities, schools, and attractive countryside walks. Excellent transport links ensure easy access to major route ways.

While the property is in need of some updating, it offers significant potential to create a superb family home in a desirable location. Viewing is highly advised to fully appreciate the possibilities this home presents.

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing today!

Council Tax Band C / EPC Rating TBC / Freehold

Hall - 2.06m x 1.68m (6'9" x 5'6")

Coat cupboard

Kitchen/Breakfast Room - 3.43m x 3.4m (11'3" x 11'2")

Integrated appliances, Under stairs cupboard

Lounge - 4.39m x 3.76m (14'5" x 12'4")

Archway to dining room

Dining Room - 2.95m x 2.92m (9'8" x 9'7")

Conservatory - 3.25m x 2.95m (10'8" x 9'8")

Cloakroom - 1.63m x 1.14m (5'4" x 3'9")

Landing - 2.82m x 1.96m (9'3" x 6'5")

Bedroom One - 3.73m x 2.84m (12'3" x 9'4")

Built in wardrobes

Bedroom Two - 3.15m x 2.82m (10'4" x 9'3")

Bedroom Three - 2.77m x 1.83m (9'1" x 6'0")







Cadley Cauldwell

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