



Main Street

Overseal

£269,500



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Tenure
Freehold

Accommodation Details:

External & Approach

The property is set back from the road with a full width tarmac frontage providing off-road parking for three cars and there is an access passageway down the left-hand side via two wrought iron gates leading into the back garden. Entry into the property is via a white and glazed UPVC front door.

Hallway

With stairs off to the first floor and doors off to the lounge and the dining room / study.

Lounge Diner

9'11" x 21'5" (3.04m x 6.53m)

A full length dual aspect room having an attractive bay window to the front aspect, UPVC and glazed doors leading out to the back garden and another window to the left-hand aspect, allowing plenty of natural light to flood into this reception room. In keeping with the property, traditional features include a large brick ornamental fireplace with a large electric log effect fire and large exposed timber effect beams to the ceiling. There are two modern radiators, a TV aerial cable, four wall lights and a door leading through to the kitchen.

Kitchen

14'7" x 10'8" (max) (4.47m x 3.26m (max))

With wood effect flooring, this is a generous size kitchen with a UPVC and glazed door leading out to the back garden and a bay window to the rear. The kitchen is fitted with a range of base and wall units in green with wood lip handles, light bronze coloured composite worktops and part tiled walls in pale peach ceramic tiles. You will also find; integrated double ovens, an integrated microwave oven, a ceramic four ring hob, a brushed steel and glass extractor above, a stainless steel sink, drainer and a chrome mixer tap, a space for a plumbed appliance, a TV aerial cable, coving to the ceiling, one radiator

and a door to a large walk-in pantry cupboard with shelving under the stairs.

Dining Room / Study

11'1" x 12'1" (3.40m x 3.70m)

A versatile additional reception room which could be used as a dining room, a study, or a children's play room. The main focal point of this room is the fully working delightful Victorian style fire place with beautiful tiled cheeks, a cast-iron open fire basket, a tiled hearth and wooden mantelpiece and surround. There are decorative recessed arches either side with wall lights, coving to the ceiling, a bay window to the front aspect, a TV aerial cable and there is one radiator.

Stairs & Landing

With a window to the rear aspect, an access hatch to the loft space and there is one radiator.

Bedroom One

10'0" x 12'2" (3.07m x 3.71m)

To the front left of the property is a generous double bedroom with full height fitted wardrobes with four sliding doors, a window to the front, coving to the ceiling and there is one radiator.

Bedroom Two

11'1" x 9'2" (3.38m x 2.80m)

To the front right is another double bedroom with coving to the ceiling, one wall light, a radiator and handy shelving in the small recess to the left of the chimney stack.

Bedroom Three

6'6" x 11'10" (2.00m x 3.62m)

A good size single bedroom with full height fitted double wardrobes with handy storage compartments above, additional high level storage, a window over looking the back garden, coving to the ceiling, one wall light and a radiator.

Family Shower Room

4'0" x 8'9" (1.24m x 2.67m)

Fitted with a white suite comprising; a square corner shower cubicle with a glass pivot door, fully tiled walls in white ceramic tiles with occasional motif and there is a wall mounted Mira electric shower and riser. A low-level WC, a pedestal hand wash basin with brass hot and cold taps, matching splash-back tiles, a window to the left-hand aspect, coving to the ceiling, a handy recess with wall mounted shelves and storage unit below, a wall mounted mirror with a shaver light above and there is one radiator.

Rear Garden

A lovely cottage style garden which is predominantly south and west facing and therefore enjoys the very best of the afternoon and evening sunshine. With a paved patio beyond the kitchen back door, a wooden shed, a brick outbuilding which houses the outside WC and an outside cold water tap. There is a paved path leading down the left-hand side of the garden which is mainly laid to lawn with mature shrub and flower borders.

Local Authority & Council Tax Band

South Derbyshire District Council
Band C

Post Code For Sat Navs

DE12 6LG

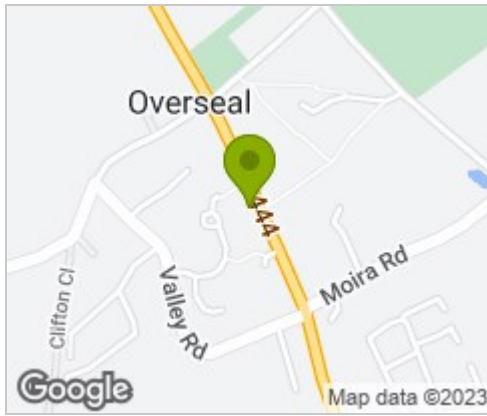
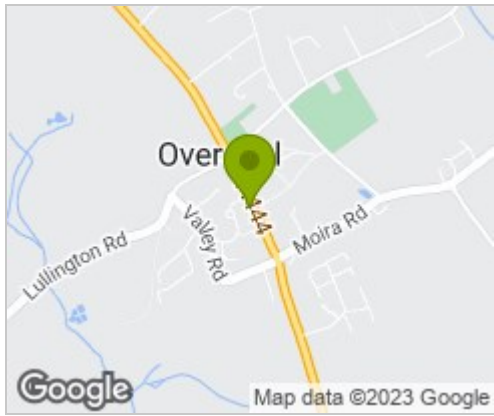
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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Council Tax band: C. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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