

Burton Road
Overseal
DE12 6JW

£240,000

Backing onto OPEN FIELDS on a LARGE PLOT. This traditional THREE BEDROOM SEMI offering over 1100 sq ft of living space with OFF ROAD PARKING and GARAGE, BAY FRONTED LOUNGE , with OPEN PLAN LIVING KITCHEN and STUNNING RURAL VIEWS OF NATIONAL FOREST and POTENTIAL TO FURTHER EXTEND AND ADAPT.



Property Features

- Three bedrooms
- Off road parking
- Garage
- Extensive garden
- Open plan kitchen
- Bay fronted lounge
- Original features
- Downstairs w.c
- Lots of potential
- Open rural views

Full Description

Occupying a great position being set back on a slip road and sitting on a large plot of 0.14 acre with views overlooking the national forest, this spacious home offers over 1100 sq ft of living space with huge potential to further adapt and improve. This is an opportunity not to be missed.

Internally the property offers a generous sized entrance hallway with original stained feature glass door, leading to the spacious lounge and bay fronted window with wall mounted electric coal effect fire. The large living kitchen with utility area and downstairs w.c offers ample space for a growing family with access to the large garden.

On the first floor there are 3 good sized bedrooms with the master having fitted wardrobes and stunning views of the garden and fields beyond. The family bathroom with walk in shower completes the first floor.

Outside the long and established garden offers a real opportunity for future extending whilst also showcasing the fantastic views across the national forest. Access to the front of the property is via the wrought iron gate with off road parking and single garage.

Overseal is a village and civil parish in South Derbyshire district of Derbyshire. It is approximately 3 miles south of Swadlincote, approximately 5 miles west of Ashby-de-la-Zouch and approximately 13 miles south-southwest of Derby. Situated within the National Forest area, it is near the villages of Netherseal and Lullington as well as being close to the border with Leicestershire. The property is ideally located for the A42 which provides access to Birmingham and also the M1.

TENURE

We are advised that the property is Freehold

COUNCIL TAX

The property is in Band C

SPECIAL NOTE

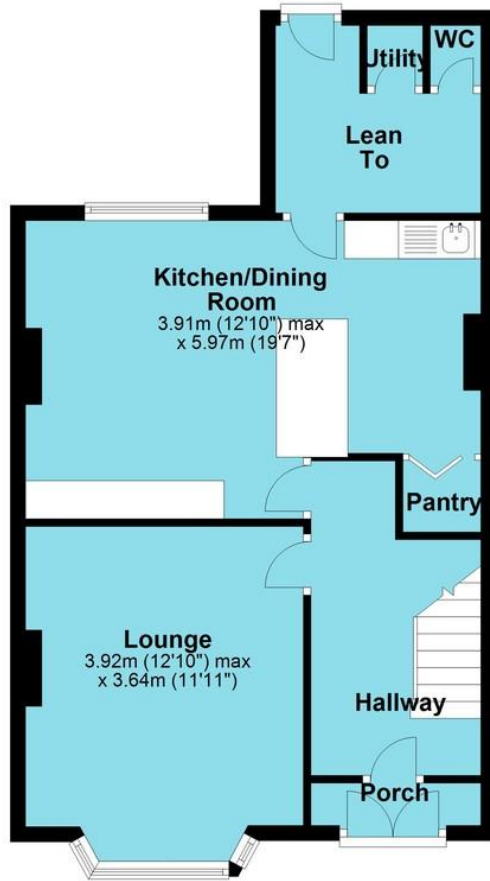
We are advised the property is subject to an uplift clause from 2016, with 3 years remaining.





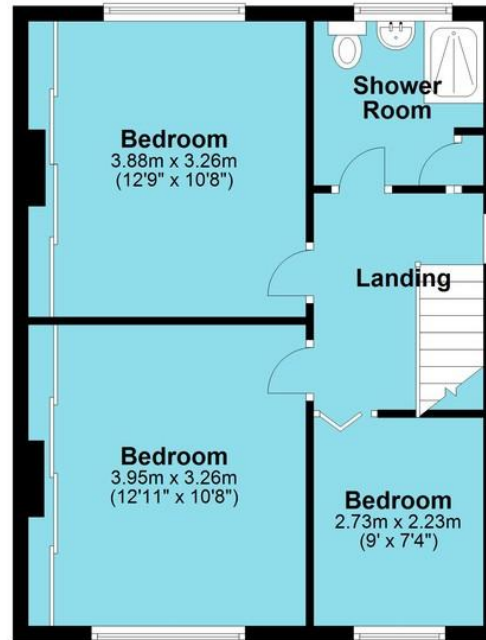
Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 102.4 sq. metres (1102.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements