

Main Street

Overseal, Swadlincote, DE12 6LG

John
German





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£450,000

The Old Police House is a wonderful detached family home, beautifully presented with a stunning open plan refitted kitchen/dining room and a beautiful sized master bedroom with refitted en suite. There is loads of parking, an oversized garage and large southerly facing gardens to the rear.



This traditional detached family home, the Old Police House, offers lovely living space, much improved by its current owners. It stands way back from the road in a non estate location with a sweeping paviour driveway providing lots of off road parking and access to turning area and garage.

A look inside will reveal a beautiful home centred around a gorgeous open plan living/dining kitchen. The owners have seamlessly combined two rooms into one to create a lovely living space. The kitchen is well appointed with deep blue cabinets wrapping around the room with central island and complimentary countertops above. There is a four ring induction hob with stainless steel splashbacks, stainless steel extractor above and an integrated electric fan double oven. Dual aspect windows allow for plenty of natural light and there is ample room for a family dining table.

The property has two good sized reception rooms, interchangeable in use. The current owners use the cosy sitting room with its open fire during the winter, and the sunny rear south facing living room with French doors to the gardens during the summer. Lastly there is a guest cloakroom and a useful utility room leading off the side hallway.

Upstairs on the first floor you will find there are four bedrooms, the principal bedroom is a fabulous sized room overlooking the garden and having fitted wardrobes running along one wall, space for a sitting area and a refitted en suite shower room. The shower room has a large walk in attractively tiled shower, WC and vanity unit with inset wash hand basin.

The principal family bathroom has a feature oversized bath, WC, pedestal wash hand basin and complimentary half height tiling to the walls.

Outside, the gardens to the rear are delightful having a sunny southerly aspect, a large flagstone patio area, neat lawns, flowering borders and a vegetable garden set behind the garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

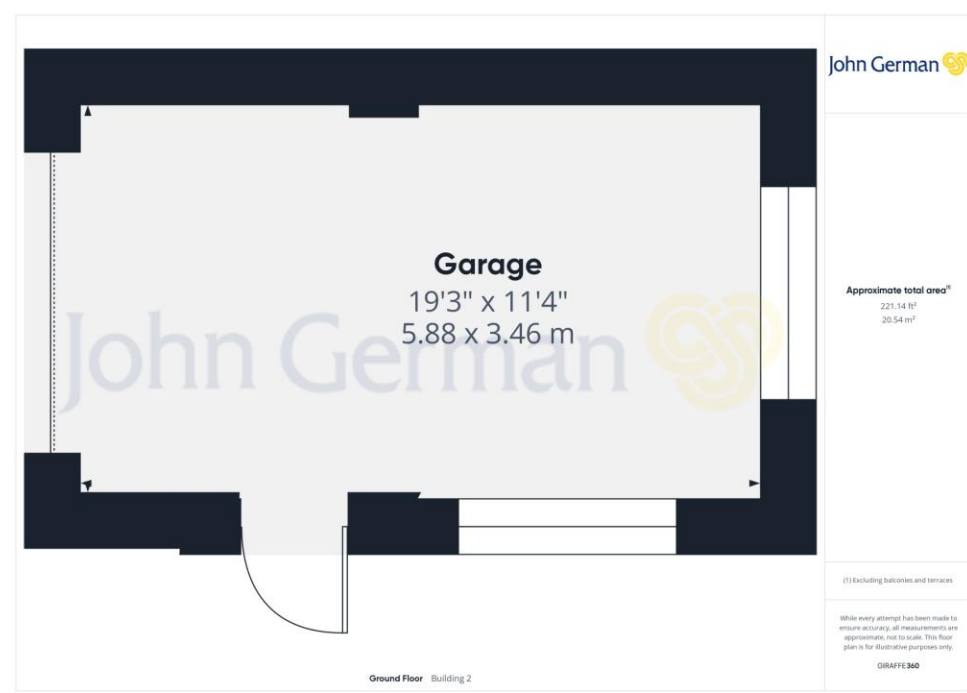
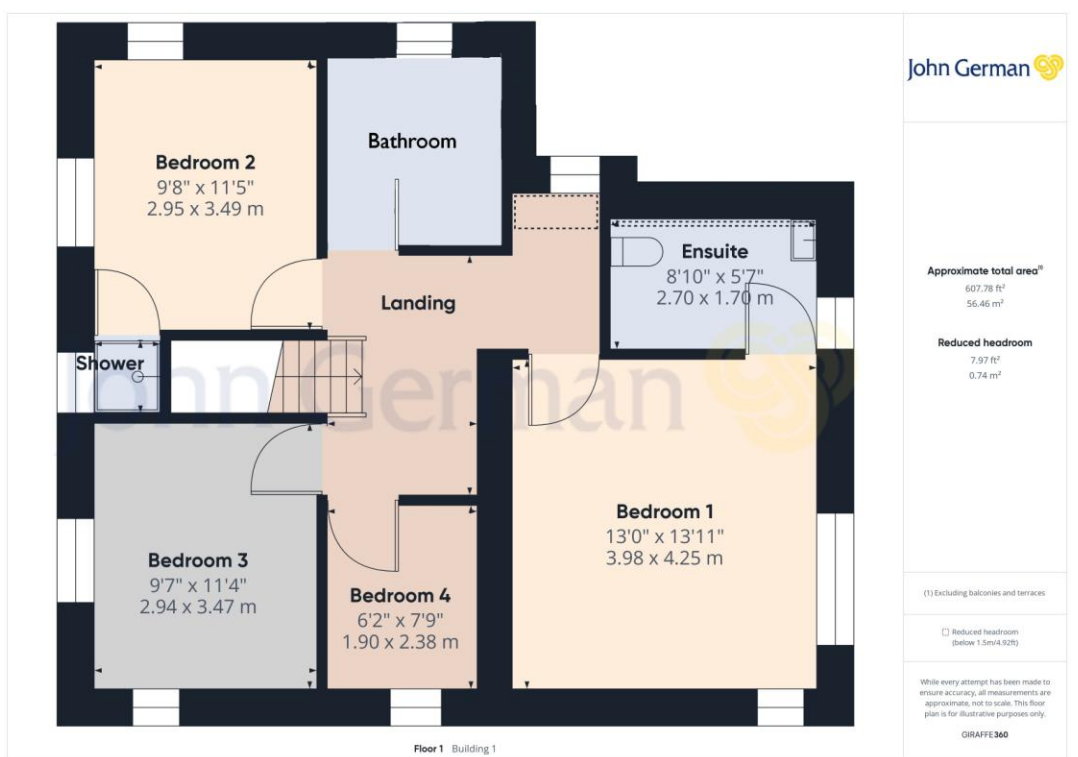
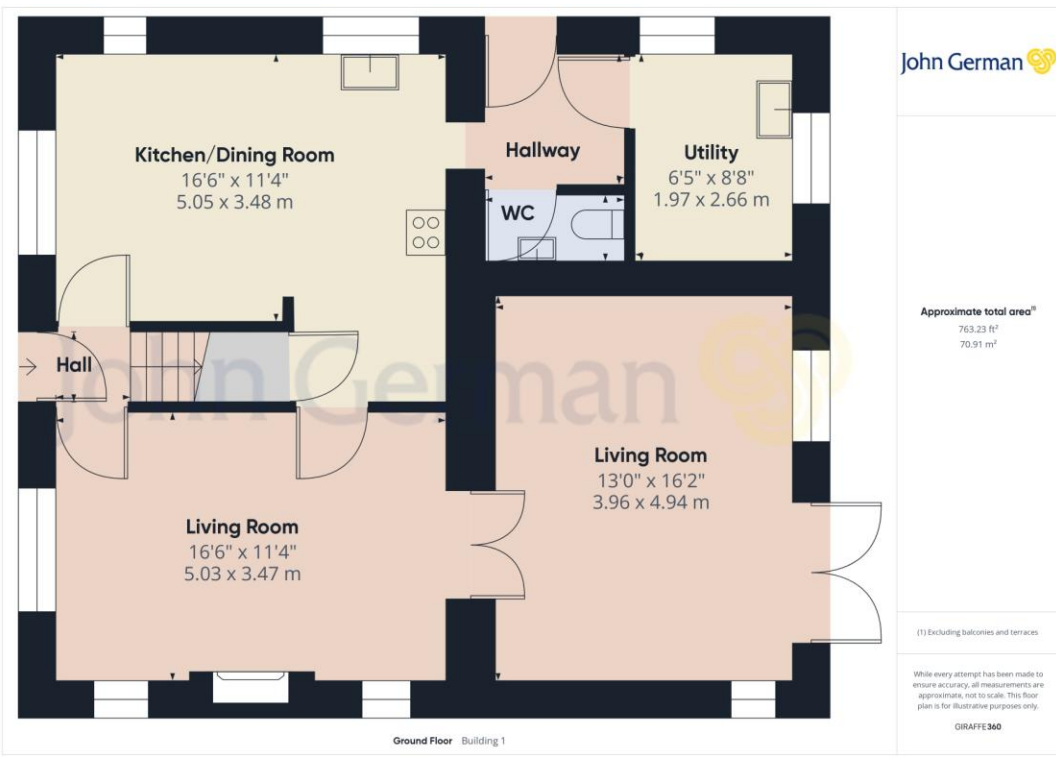
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/25032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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