

Lullington Road, Overseal, Swadlincote, DE11

£225,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Cadley Cauldwell are presenting this superb opportunity in the highly sought-after village of Overseal, Swadlincote, with this **two-bedroom semi-detached property** offering immense potential and available with no upward chain. Occupying a generous plot with extensive parking, a single garage, and a large rear garden boasting open views, this home is ready for its next chapter.

A welcoming Hall leads you into the property. The spacious Lounge provides a comfortable area for relaxation, featuring a convenient understairs cupboard for additional storage.

The Kitchen/Diner offers a functional space for culinary activities and informal meals. A Rear Lobby provides access to a ground floor WC, adding to the home's practicality, alongside a useful Store.

Ascending to the Landing, you will find a built-in cupboard, and two well-proportioned bedrooms. Bedroom One offers generous dimensions, while Bedroom Two provides a comfortable and versatile space. These are complemented by a Family Bathroom.

Externally, the front of the property benefits from an extensive driveway, providing ample off-street parking, alongside a lawned area with mature trees and shrubs. A single garage offers further secure parking or storage. To the rear, a private and spacious garden awaits, predominantly laid to lawn with mature shrubs, a patio area perfect for outdoor dining, and delightful views backing onto open fields. A garden shed provides additional storage.

Located in a delightful spot in Overseal, this home is well-positioned for local amenities, schools, and country walks, with excellent access to major transport routes. While the property may benefit from some updating/extending, it offers a fantastic canvas to create a truly fabulous family home.

Council Tax Band: B / EPC Rating: D / Freehold

Early viewing is highly advised to fully appreciate the generous plot, potential, and desirable location this property has to offer.













Total area: approx. 122.8 sq. metres (1321.8 sq. feet)







Cadley Cauldwell

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