



26 Edward Street

Overseal | DE12 6LJ | Guide Price £295,000

ROYSTON
& LUND

- Guide Price: £295,000 - £300,000
- Kitchen with Separate Utility
- South Facing Rear Garden
- Driveway & Single Garage
- EPC: C
- Four Bedroom Family Home
- Principle Bedroom with En-Suite
- Ground Floor WC
- Council Tax: D
- Freehold





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A spacious and versatile four-bedroom family home situated in the popular village of Overseal. Arranged across three floors, the property offers generous living accommodation, a dedicated office space, a driveway, single garage and a south-east-facing rear garden.

The ground-floor accommodation begins with a welcoming entrance hall, providing access to the reception and dining room. The reception and dining room is a bright and well-proportioned space, with a front-facing bay window allowing plenty of natural light and ample room for both relaxing and dining. Completed with a ground-floor WC with stairs rising to the upper floors.

Positioned to the rear is the stylish kitchen, fitted with a range of contemporary base and wall units offering plenty of worktop and storage space. A characterful range cooker, which is included within the sale, creates an attractive focal point. Double doors open directly onto the rear garden, while the kitchen also provides access to a separate utility room.

The first floor comprises a spacious living room, bedroom and a separate office, ideal for anyone working from home. The spacious living room features double windows for ample light and views over looking the garden. The principal bedroom benefits from a walk-in wardrobe and private en-suite shower room.

To the second floor are two further double bedrooms, one single and a family bathroom fitted with a modern three-piece suite.

Facing the property, there is a lawned front garden alongside a driveway providing off-road parking and access to the single garage.

The south-east-facing rear garden features a paved seating area, lawn, greenhouse and an attractive selection of established plants and shrubs. Offering several areas for outdoor seating and entertaining, the garden provides a colourful and enjoyable space throughout the warmer months.

For more information: https://reports.sprift.com/property-report/?access_report_id=5626070 Freehold





EPC

Energy Efficiency Rating

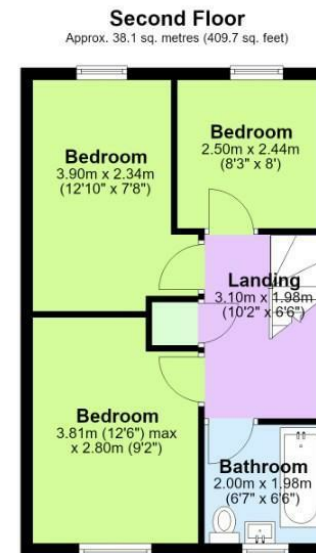
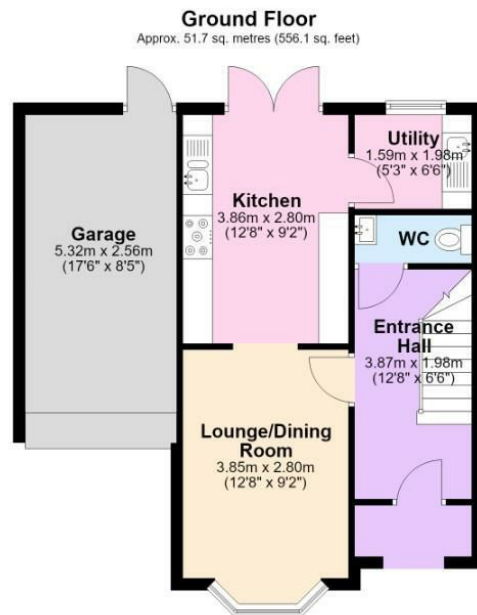
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 143.0 sq. metres (1539.4 sq. feet)

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