


# 181 Burton Road

Overseal | DE12 6JL | Guide Price £400,000

ROYSTON & LUND

- Guide Price: £400,000 - £420,000
- Spacious Living Room + Separate Lounge
- Conservatory & Ground Floor WC
- Ample Driveway for Numerous Vehicles
- EPC: D
- Four Bedroom Detached Home
- First Floor Family Bathroom
- South Facing Garden with Established Planting
- Council Tax: E
- Freehold

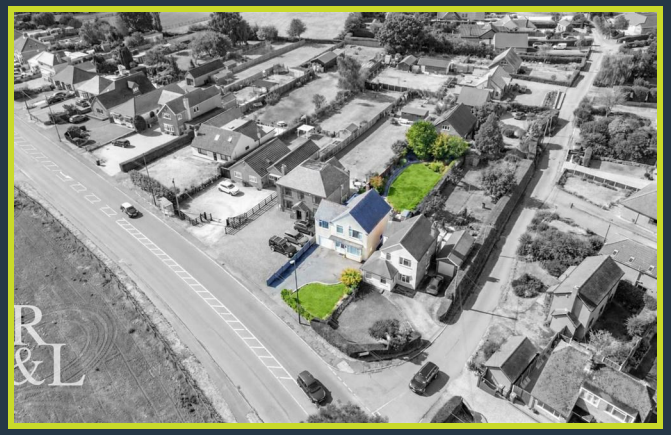
















*** Guide Price: £400,000 - £420,000 ***

This substantial four-bedroom detached home offers generous and versatile accommodation, complemented by an impressive south-facing garden and ample off-road parking.

The welcoming entrance hall provides access to a comfortable front lounge and an exceptionally spacious second reception room. Filled with natural light from multiple windows and patio doors, this versatile living space offers plenty of room for relaxing, dining and entertaining, while opening directly onto the rear garden.

The kitchen is fitted with ample worktop space and a comprehensive range of storage units. From here, access leads into a spacious conservatory, currently arranged as a separate dining room, creating an ideal setting for family meals while enjoying views across the garden. A convenient ground-floor shower room completes the accommodation on this level.

Upstairs are four well-proportioned bedrooms, including three generous doubles and a single bedroom that could also make an excellent nursery or home office. The bedrooms are served by a family bathroom positioned to the rear.

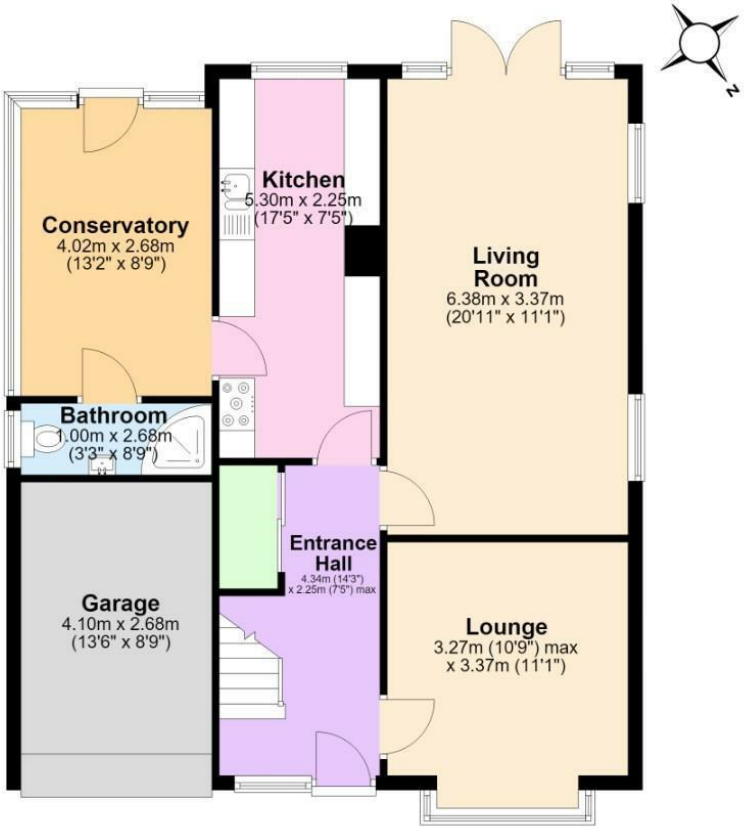
Outside, the driveway provides parking for several vehicles and leads to an integral single garage. The impressive south-facing rear garden features a broad patio for outdoor dining, a substantial lawn and established borders offering an attractive variety of planting. A further paved area towards the rear provides additional practical outdoor space.

For more information: https://reports.sprift.com/property-report/?access_report_id=5561113

Freehold

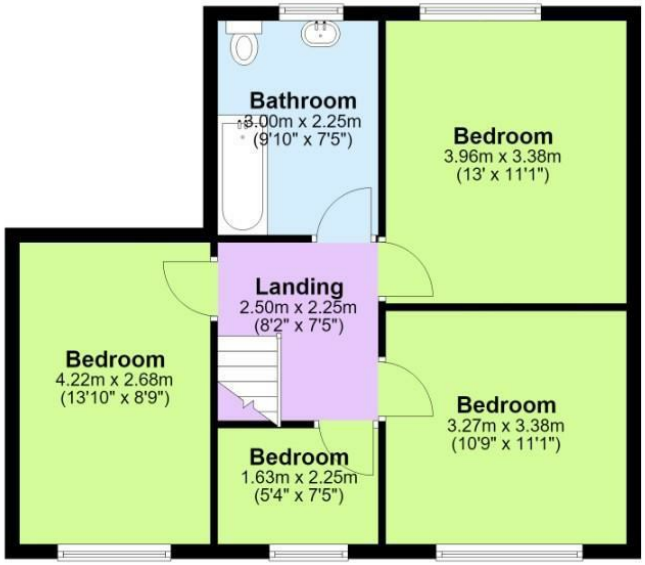
## Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)




## First Floor

Approx. 53.6 sq. metres (577.5 sq. feet)




Total area: approx. 135.8 sq. metres (1461.4 sq. feet)

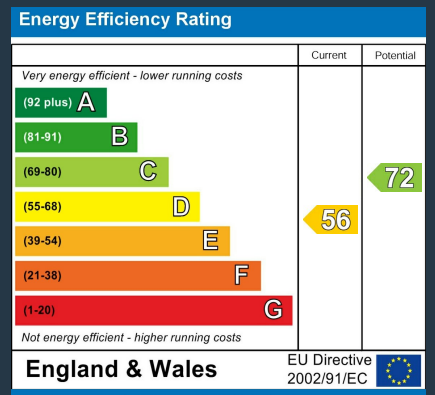

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

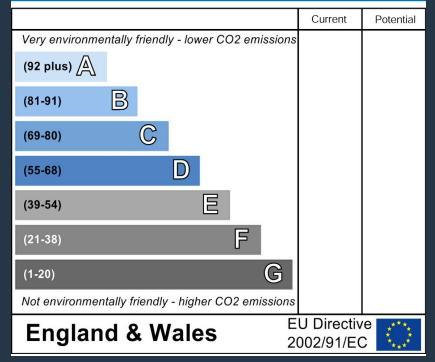

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

## EPC




ROYSTON & LUND