



20 Lullington Road

Overseal | DE12 6NF | Guide Price £415,000

ROYSTON  
& LUND



- Guide Price Range £415,000 - £435,000
- Two Double Bedrooms (Both With Fitted Wardrobes)
- Modern Kitchen
- Generous Garden - Spacious Driveway To The Front
- EPC Rating C
- Detached Bungalow Situated In Overseal
- Lounge To The Rear
- Bathroom - WC
- Freehold
- Council Tax Band D







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The property sits on a generous plot and has the scope to extend (subject to correct planning permissions). The property also benefits from being within close proximity of excellent amenities which include a primary school, local shops, a post office, pubs, and a community center. The village also boasts parks, sports facilities, and various walking and cycling paths.

Upon entering the property, you are welcomed by a bright and inviting hallway that leads seamlessly to the accommodation throughout. The heart of the home is the spacious lounge situated at the rear, featuring elegant French doors that open directly onto the garden, creating a wonderful indoor-outdoor flow. Adjacent to the lounge, the dining room provides a cosy space for entertaining, conveniently positioned next to the modern kitchen. The kitchen is thoughtfully designed with fully fitted units and high-quality integrated appliances, making it a pleasure for both cooking and socializing. Additionally, there is a practical utility room on the side elevation that provides access to a convenient WC.

The property further benefits from two generously proportioned double bedrooms located at the front, both offering ample space and natural light. The accommodation is completed by a well-appointed bathroom, fitted with a sleek four-piece white suite, including a wash basin, WC, corner bath, and a separate shower for added luxury.

Outside, the property continues to impress. The front driveway provides ample off-street parking for multiple vehicles, ensuring convenience for families and guests alike. To the rear, a generous and beautifully maintained garden awaits, featuring a lush lawn, a variety of plants and shrubs, and a garden shed for additional storage. The patio area provides the perfect spot for outdoor furniture, making it an ideal space for al fresco dining, relaxing, or entertaining.



Royston & Lund Estate Agents have virtually furnished this photo.



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.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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