

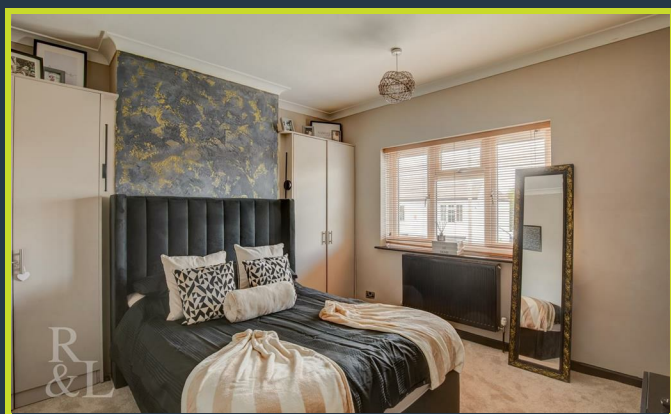


30 Main Street

Overseal | DE12 6LG | Guide Price £230,000

ROYSTON
& LUND

- Four Bedroom Semi-Detached
- Ample Size Dining Room
- Ground Floor WC
- Converted Fourth Bedroom
- EPC Rating - E
- Light & Spacious Living Room
- Modern Kitchen Space
- Ample Master Bedroom
- Plentiful Garden Area
- Council Tax Rating - A / Freehold





Guide Price £230,000 to £240,000

This four-bedroom semi-detached home offers spacious living, a well-thought-out layout, and a delightful rural backdrop—perfect for families seeking both comfort and charm.

You're welcomed into a light and airy living room, a generous space ideal for relaxing or entertaining. This flows effortlessly into a dining room of similar proportions, providing a great setting for family meals or social occasions. Beyond, the kitchen features modern units and ample workspace, combining practicality with style. A downstairs WC adds to the everyday convenience of the ground floor.

Upstairs, the accommodation is equally impressive. The master bedroom is well-sized, complemented by two further bedrooms on the first floor—ideal for children, guests, or home office use. The loft has been converted into a fourth bedroom, offering flexibility as a private retreat, teenager's room, or creative space.

Outside, the large and spacious garden is a real highlight. It offers plenty of room for children to play, outdoor dining, or even future landscaping projects. At the rear, the garden backs onto open fields with horses, adding a peaceful, countryside feel and a picturesque view that's hard to find.

This home blends substantial indoor space with a beautiful outdoor setting, making it a wonderful option for growing families or those looking to enjoy semi-rural living while staying close to local amenities.



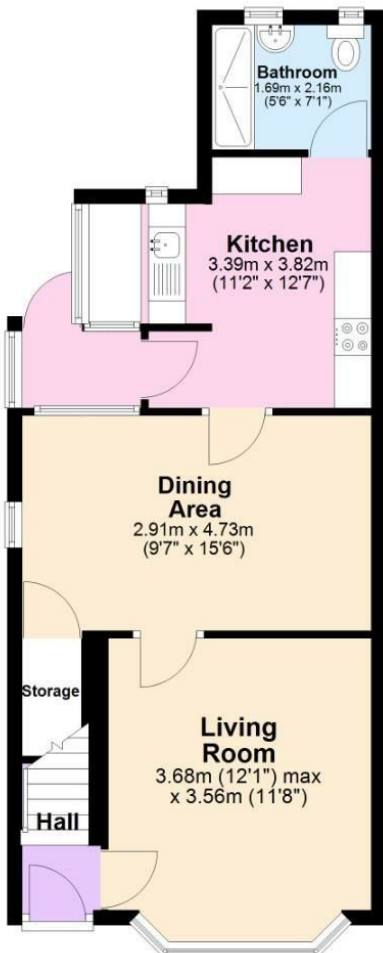


EPC

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		
		75
	47	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

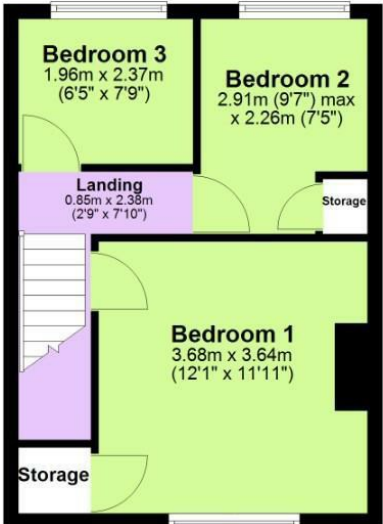
Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Second Floor

Approx. 11.2 sq. metres (120.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.2 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.

ROYSTON & LUND