



11 Forest View

| DE12 6GZ | Guide Price £280,000

ROYSTON
& LUND

- Detached Home
- Integral Garage
- Two Reception Rooms Plus Additional Conservatory
- Ground Floor Cloakroom With WC
- Freehold Council Tax Band D- South Derbyshire
- Village Location
- Front & Rear Gardens
- Well Appointed Refitted Bathrooms
- Cul-De-Sac Location
- EPC Rating TBC





Guide Price £280,000 - £290,000

Located in the beautiful village of Overseal this detached three bedroom home with garage gardens and parking is a must see! In a lovely Cul-de-Sac location surrounded by similar style homes. On entering the home you are greeted by the lovely entrance hallway with doors to ground floor rooms, ground floor cloakroom and internal door to the garage which has plumbing for a washing machine and additional external door to the side. The well appointed Kitchen is situated at the front of the home and the lounge and dining room with square bay window overlook the rear elevation, it also has an additional conservatory leading off from the lounge.

Stairs lead to the first floor landing and there are three good sized bedroom with the principle having a refitted ensuite. The family bathroom has also been refitted with a tasteful suite and vanity units.

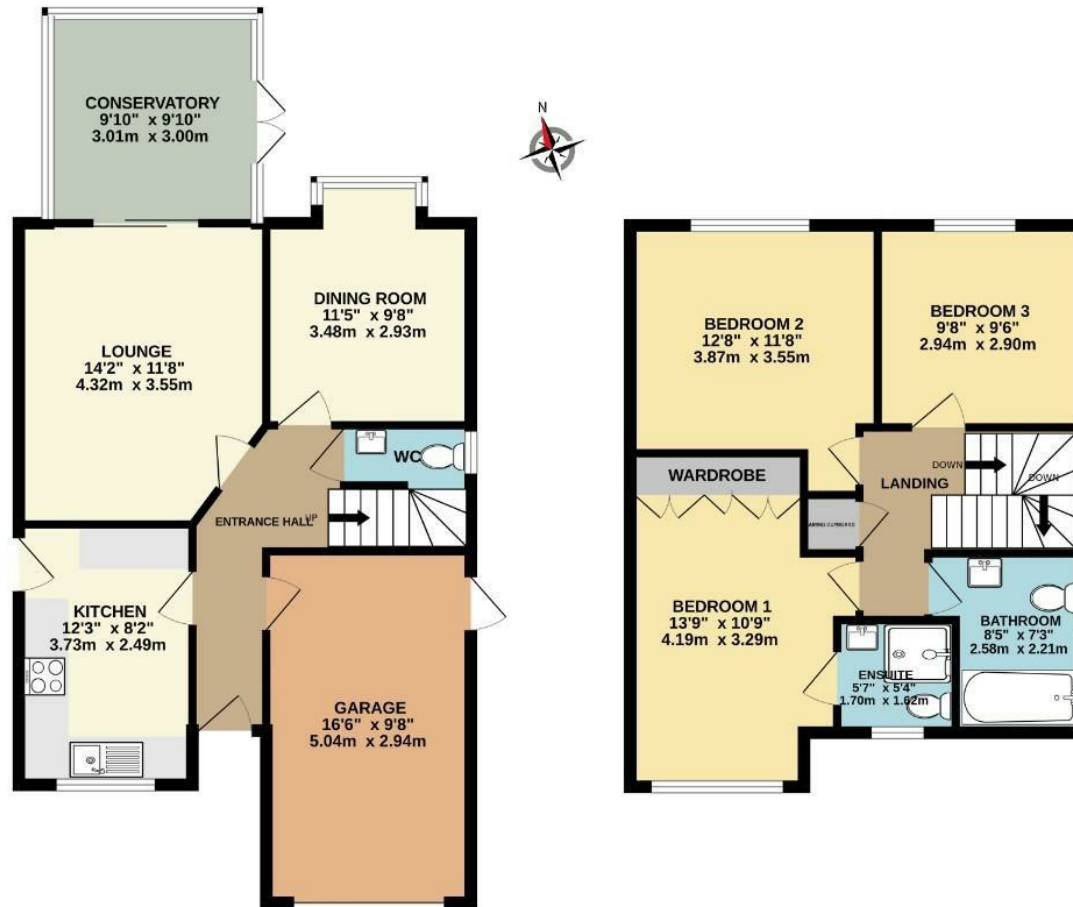
To the rear of the home is a patio leading up to a lawned area and the front garden is a good size also.

Overseal is a well stocked village with convenience stores food takeaway, Church and local primary schools.



GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84

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		

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