



340 Burton Road

Overseal | DE12 6JW | Guide Price £300,000

ROYSTON  
& LUND



- Guide Price £300,000 - £325,000
- Fitted Wardrobes
- Bathroom with Wet Room Setup
- Sizable Well Kept Garden
- EPC Rating - D
- Two Bedroom Detached
- Traditional Kitchen
- Multiple Bay Windows
- Off-road Parking // Detached Garage
- Freehold/ Council Tax Band - D







Guide Price £300,000 to £325,000

Royston & Lund are pleased to present this two-bedroom detached bungalow.

Internally, the home features a well-proportioned kitchen and a spacious living room enhanced by a bay window that floods the space with natural light, along with a feature fireplace.

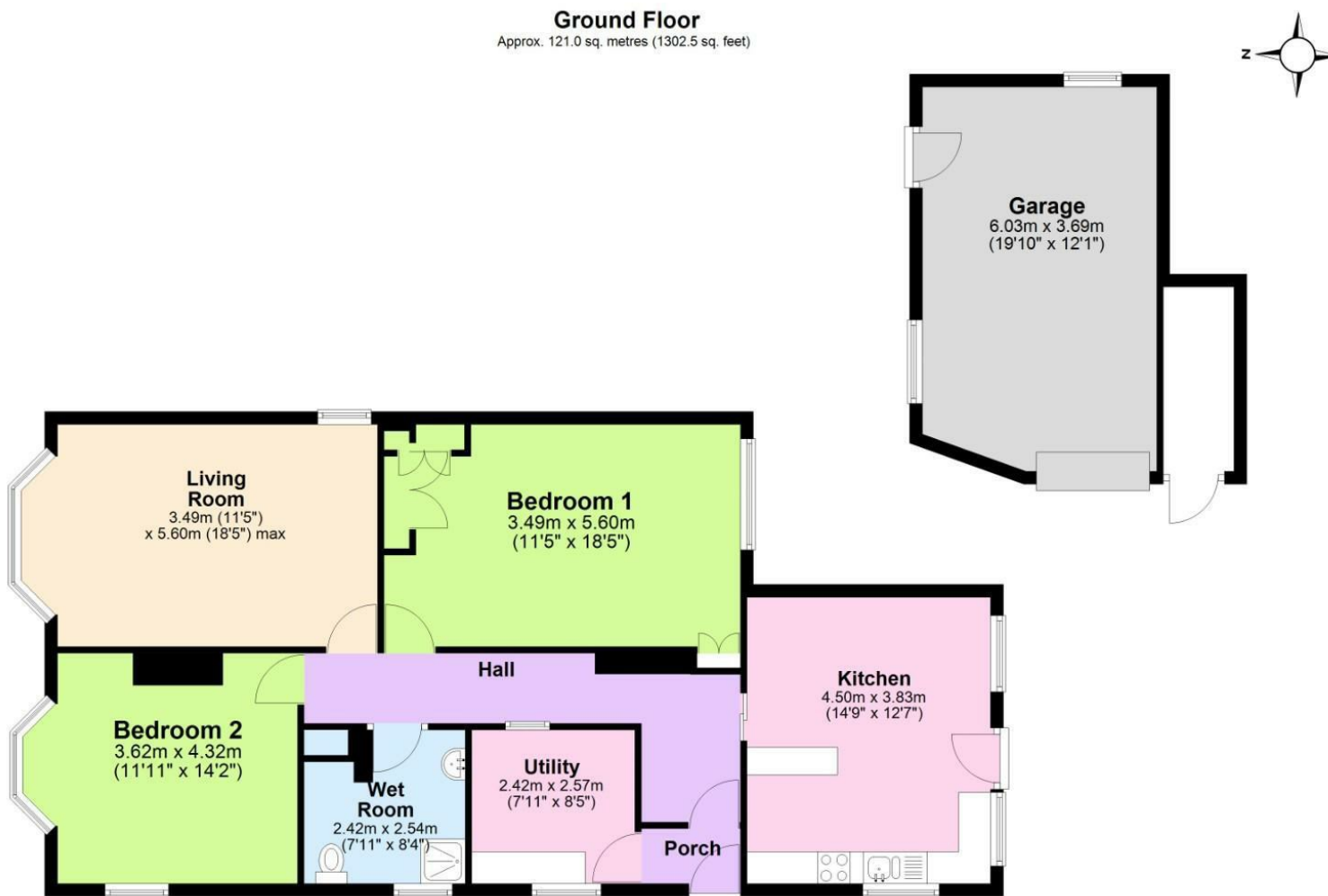
The larger of the two bedrooms benefits from fitted wardrobes, offering ample storage, while the second bedroom also enjoys a bay window, contributing to the sense of light and space. A wet room provides practical and accessible bathing facilities, catering to a variety of mobility needs.

Additionally, a separate utility room adds further convenience.

Externally, the property boasts a detached garage and a generous driveway with space for multiple vehicles. The well-maintained rear garden is a particular highlight, with views overlooking the national forest and set off of the A444 the property boast a wide ray of possibilities.

With potential to extend into the loft space (subject to planning permission), this property offers a fantastic opportunity to truly make it your own.





Total area: approx. 121.0 sq. metres (1302.5 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>74</b>

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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