



5 Alexandra Road

Overseal | DE12 6LL | Offers In The Region Of £220,000

**ROYSTON  
& LUND**

- Offers in the Region of £220,000
- Substantial Open-Plan Living Room / Dining Room Area
- Ground Floor Bathroom
- Large Principal Bedroom
- EPC Rating - D
- Three Bedroom Semi-Detached
- Kitchen with Rangemaster Cooker and Dishwasher
- Additional Reception Room to Rear
- Significant Garden Space
- Council Tax Band - B/ Freehold Property





#### No Upward Chain

This Victorian three-bedroom semi-detached home offers generous open living space with a versatile layout and substantial garden space.

Stepping through the front door, you are welcomed into a substantial open-plan living and dining area featuring a walk-in bay window, a fireplace, and an impressive exposed overhead beam that adds warmth and charm to the space.

Moving ahead, the kitchen is fitted with neutral cabinetry, drawers and complementary worktops, complete with a Rangemaster cooker and an integrated dishwasher. A ground-floor bathroom sits nearby, equipped with a shower over bath.

To the rear of the property, an additional lounge area provides a cosy retreat, enhanced by large-pane French doors that open out onto a long and expansive garden.

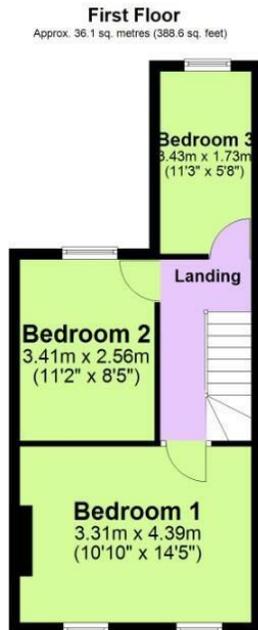
Upstairs, two of the three bedrooms are generous doubles, with both the principal bedroom and the second double showcasing attractive overhead beams that enhance the character of the space. The third bedroom is a well-proportioned single, ideal for a child, guest room, or home office.

The garden includes a slabbed patio and neat lawn border by plants and trees. At the bottom of the garden, find a further slabbed section along with a greenhouse and storage.

To the front of the property, there is off-road parking for one vehicle.

This property sits within a friendly village that offers convenient everyday amenities, including a local Co-op store, a village pub and the Overseal Community Café at the village hall. The area benefits from green spaces such as the community orchard, allotments and a multi-use games area. Families are served by Overseal Primary School, with other nearby schools available in surrounding villages and towns. Regular bus services connect Overseal with Swadlincote, Ashby-de-la-Zouch and Burton-upon-Trent, while the A444 provides straightforward road access to wider routes across the Midlands.





Total area: approx. 98.0 sq. metres (1055.0 sq. feet)



## 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>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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