

# SUPERIOR HOMES

## ROYSTON & LUND



# Georgeland House Green

| DE12 6JP

Guide Price Guide Price of £550,000 to

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Spacious Five-Bedroom Detached Family Home with Double Garage and Expansive Gardens

This exceptional five-bedroom detached property offers generous living space, stylish finishes, and a mix of traditional and modern comforts throughout.

The spacious living room features an open fireplace with an elegant brick and tile surround, creating a warm and inviting focal point. Sliding patio doors open out to the rear garden, while a box bay window to the front floods the room with natural light.

At the center of the property is a formal dining room, complete with a charming curved bay window, ideal for gatherings and special occasions.

The fully fitted kitchen showcases a modern design, with dark blue, soft-closing cabinets and drawers, complemented by high-quality integrated appliances including a dishwasher, fridge freezer, and an additional separate fridge. A large central island offers ample workspace and creates a sociable hub for everyday living.

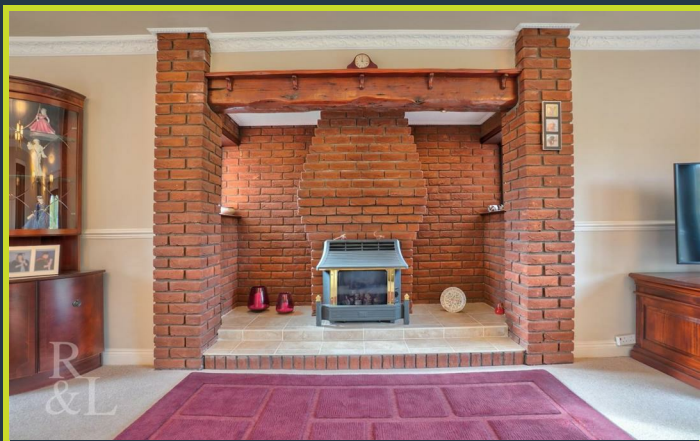
Adjoining the kitchen is a utility room finished to the same high standard, with matching worktops, a sink, and side access to the garden, ensuring practicality and style go hand in hand.

To the front of the ground floor, a dedicated office provides the perfect workspace for remote working, while a convenient WC completes this level.





- Five Bedroom Detached - Guide Price of £550,000 to £575,000
- Generously Sized Living Room with Open Fireplace / Box Bay Window
- Modern Kitchen with Adjoining Utility/Cloakroom
- Central Dining Room with Curved Bay Window
- Exceptional Principal Bedroom with Sky Lights and En-suite
- All Bedrooms Fitted Wardrobes / Integrated Storage
- Ground Floor Office / Ground Floor WC
- Large Expansive Garden
- Double Integral Garage with Off-Road Parking
- EPC Rating - C / Council Tax Band - F / Freehold









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Upstairs, four of the five bedrooms are spacious doubles, each benefiting from sliding fitted wardrobes, while the fifth bedroom features an integrated wardrobe.

The principal bedroom is a true highlight — a beautifully designed suite with skylights, a luxurious en-suite bathroom featuring both a separate shower and bathtub, and another skylight that enhances the sense of light and space. A second bedroom also benefits from an en-suite shower room, while the family bathroom is centrally located and includes a shower over bath.



Externally, the property boasts an extensive rear garden with a large paved patio area, leading to a well-maintained lawn bordered by a variety of mature shrubs and plants.

To the front, there is a double integral garage and ample off-road parking, making this home as practical as it is impressive.

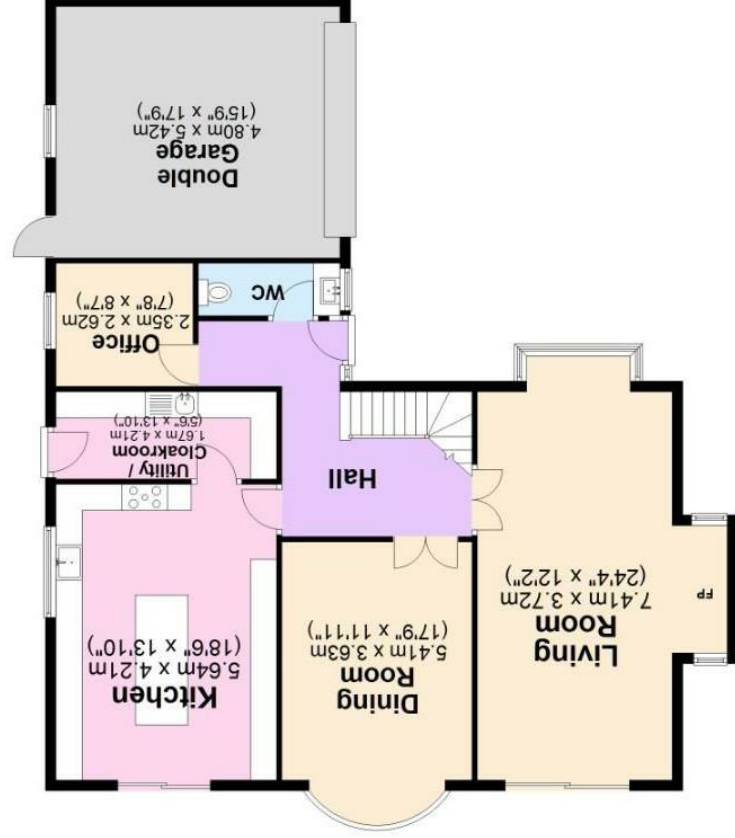
This property enjoys a peaceful semi-rural setting with easy access to local amenities. The village offers a Co-op store, local pubs, and takeaways, while nearby Swadlincote and Ashby-de-la-Zouch provide a wider choice of shops, leisure facilities, and medical services.



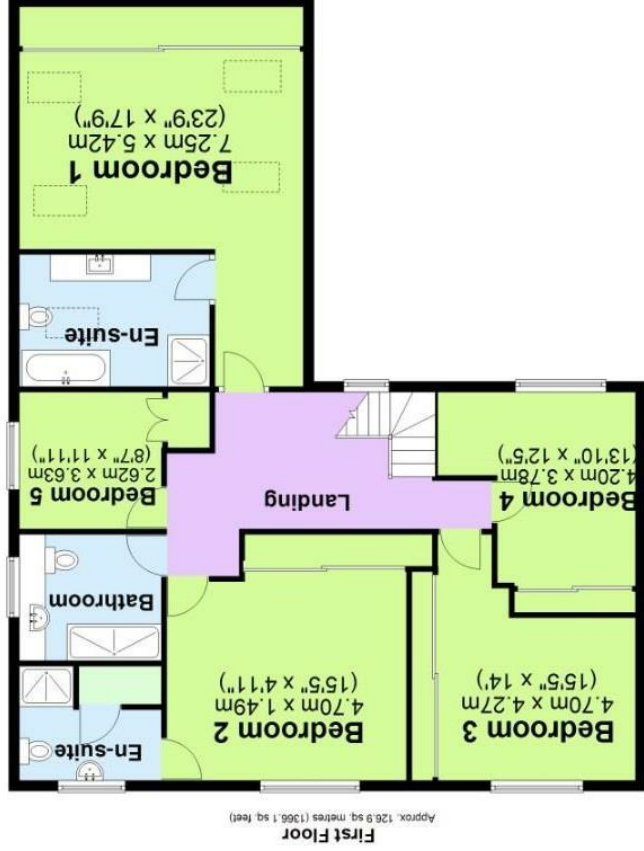
Families benefit from nearby schools including Overseal Primary School, Linton Primary School, Granville Academy, and The Pingle Academy. Excellent road links via the A444 and A42 provide quick connections to Derby, Leicester, and Birmingham. Surrounded by open countryside, the location perfectly balances rural tranquillity with modern convenience.

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.

Total area: approx. 270.2 sq. metres (2908.2 sq. feet)



Approx. 143.3 sq. metres (1542.1 sq. feet)



Approx. 126.9 sq. metres (1366.1 sq. feet)

| England & Wales                             |           |
|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs | Potential |
| (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 |           |
| 70                                          |           |
| 75                                          |           |

| England & Wales                                                 |           |
|-----------------------------------------------------------------|-----------|
| EU Directive 2002/91/EC                                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Potential |
| (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 |           |

EPC

