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26 Forest View

| DE12 6GZ | Guide Price £425,000

ROYSTON  
& LUND



- Guide Price £425,000 to £435,000 - No Upward Chain!
- Detached Double Garage & Driveway
- Office Room
- Fitted Wardrobes & En-suite
- EPC Rating - TBC
- Four Bedroom Detached
- Integrated Kitchen with Dishwasher & Double Oven
- Ground Floor WC
- Jacuzzi with Decking Area
- Council Tax Band - E / Freehold







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The property is entered via a composite door into a welcoming porch and further door into the hallway. To the left, the living room enjoys a bay window and feature fireplace. Double doors lead through to a formal dining room, with bi-fold doors opening directly onto the garden.

The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, including a fridge freezer, dishwasher, double oven, and gas hob. A connecting utility room, complete with Hotpoint washing machine, provides additional practicality. Completing the ground floor is a WC and an home office space.

The first floor comprises four well-proportioned bedrooms, three with fitted wooden wardrobes. The principal suite further benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms, featuring both a separate bath and shower.

To the rear, the landscaped garden provides a mix of patio and lawn, with a feature pond (pump and filtration system installed), bordered planting, fencing, and trellis. A secluded decked area, accessed via the side gate and a short flight of steps, houses a jacuzzi. To the front, a double garage with driveway allows parking for two vehicles, complemented by further well-maintained planting.

Overseal benefits from great local amenities, with a Co-op supermarket and the Robin Hood Inn pub just a short walk away. Overseal Primary School is within easy reach, and there are several other good schools in nearby villages and Swadlincote. Regular bus services connect the area to surrounding towns, while Burton-on-Trent train station is only a short drive away, with East Midlands Airport also close by. For leisure, residents enjoy nearby parks, playing fields, and access to the National Forest with its many trails and attractions.



## 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		

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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