



Mulberry Lodge, 2 Stoneyford Road

Overseal | DE12 6NQ | Guide Price £350,000

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& LUND

- Guide Price Range £350,000 - £375,000
- Detached Family Home
- Two Reception Rooms
- Separate Utility - Downstairs WC
- Garage - Driveway
- Unexpectedly back on the market!
- Four Bedrooms
- Kitchen/Diner
- Well-Maintained Garden
- Council Tax Band D/Freehold/ EPC Rating B





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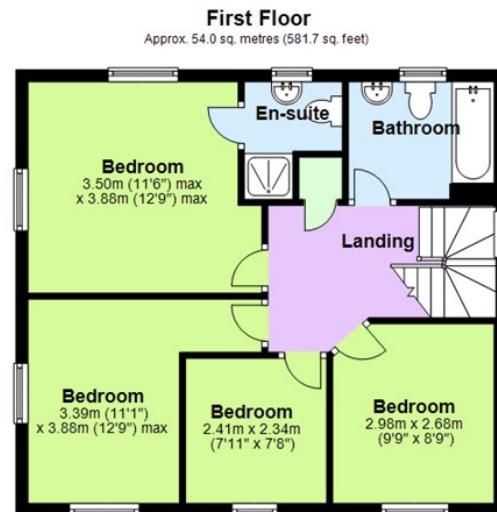
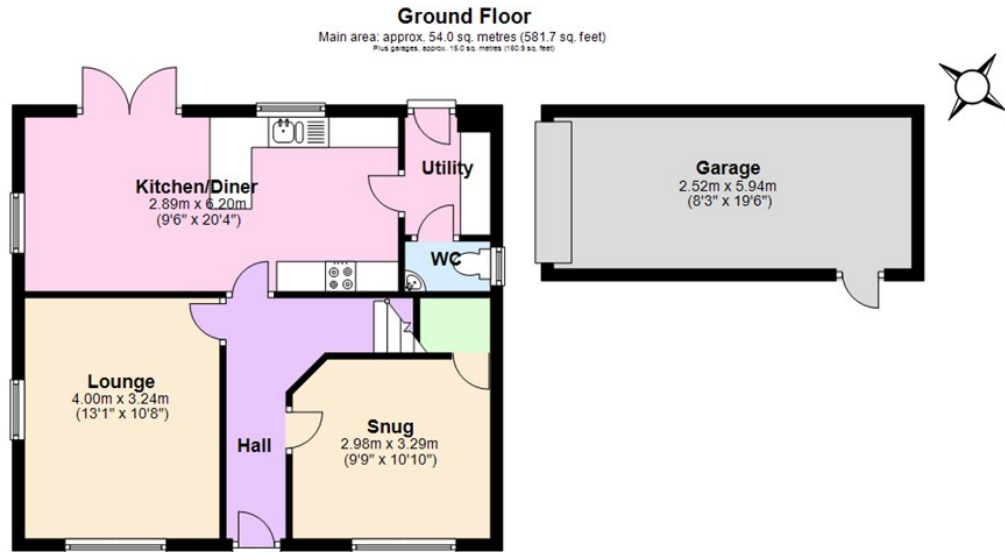
Royston & Lund are pleased to present this stunning detached house located on Stoneyford Road in the charming village of Overseal, Swadlincote.

As you step inside, you'll be greeted by the entrance hall which provides access to the property throughout. There are not one, but two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The kitchen/diner provides ample storage with a range of units, there are also a range of integrated appliances and the benefit of a separate utility room with access to a WC. With four bedrooms, an en-suite and a family bathroom, this property provides ample room for a growing family or those who enjoy having extra space for guests or a home office.

This modern property boasts 1,168 sq ft of living space, perfect for those looking for a contemporary home with all the conveniences of modern living. The property's age ensures that you won't have to worry about any outdated features, giving you a hassle-free move-in experience.

Outside, there is a well-maintained rear garden which includes a lawn, plants/shrubs and a decked area which is perfect for garden furniture. There is the benefit of a driveway which leads to a single garage.





Main area: Approx. 108.1 sq. metres (1163.4 sq. feet)
Plus garages, approx. 15.0 sq. metres (160.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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