



33 Burton Road

Overseal | DE12 6LQ | Offers Over £430,000

ROYSTON  
& LUND



- \*\* Offers Over £430,000 - Sold with no upward chain\*\*
- Kitchen With Integrated Appliances
- Plot Size Of 0.7 Acres
- Off Road Parking
- Council Tax Band - E
- Three Bedroom Detached Bungalow
- Double Remote Controlled Garage
- Uninterrupted Countryside Views To The Rear
- EPC Rating - D
- Freehold







Offers Over £430,000

Sold with no upward chain this property is located within the National Forest.

In brief, accommodation consists of a generous sized lounge/dining reception room with large front window letting in lots of natural light and there are patio doors to the rear leading you into the extensive garden. The kitchen has integrated appliances such as a hob and an extractor fan, with also having the benefit of an eye level oven and fitted microwave. Just off the kitchen there is a conservatory which also gives access to the rear garden. All three double bedrooms are well proportioned, and all share a family bathroom.

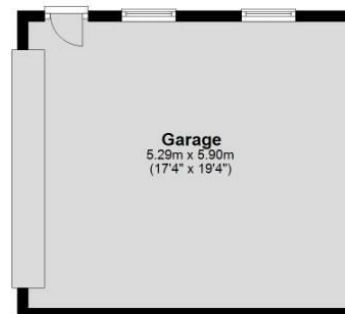
The standout feature about this property is the plot size of 0.7 acres, with uninterrupted views to the rear, matured shrubbery and trees such as the conifers and birch to name just a few. To the north side of the land, you have two sheds and a large glass paned greenhouse.

The property itself is situated off from the main road down a long driveway giving it a private and more secluded feel. For added convenience you also have the benefit of a double garage with remote controlled door. There is also a very useful turning point at the end of the driveway providing easy access onto the main road.

\*Overage Clause for any future development on the land apply\*

\*\*Boiler is not currently usable but this is something that can be discussed at the time of a sale with a perspective buyer\*\*





Total area: approx. 125.8 sq. metres (1354.0 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.



**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>83</b>
	<b>67</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>		
(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

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.

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