



46 Coronation Street

| DE12 6LH | Guide Price £190,000

ROYSTON  
& LUND

- Guide Price £190,000-£200,000
- Kitchen/ Diner
- Principal Bedroom to the front
- Close to National Forest Walks
- Council Tax A
- Two Bedroom Semi Detached
- Spacious Lounge
- Large Rear Garden
- EPC D
- Freehold





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Royston and Lund are delighted to present this two bedroom semi detached home in the village of Overseal. The property comes with a large garden with stunning National Forest Walks close by.

Upon entering into the property into the hallway there are stairs to the first floor. A door opens in to a large open plan lounge with a bay window to the front with a large under stairs storage cupboard. The room opens into a large dual aspect kitchen diner that had been fitted with a modern range of kitchen units, an integrated oven and hob with room for a free standing fridge/freezer. The area is spacious with room for a family dining table and seating over looking the large garden. There is an inner lobby leading to a downstairs w.c and a door to the rear garden

The first floor has two well proportioned bedrooms, the main bedroom being a good sized double and has built in storage cupboard/wardrobe. A three piece shower room completes.

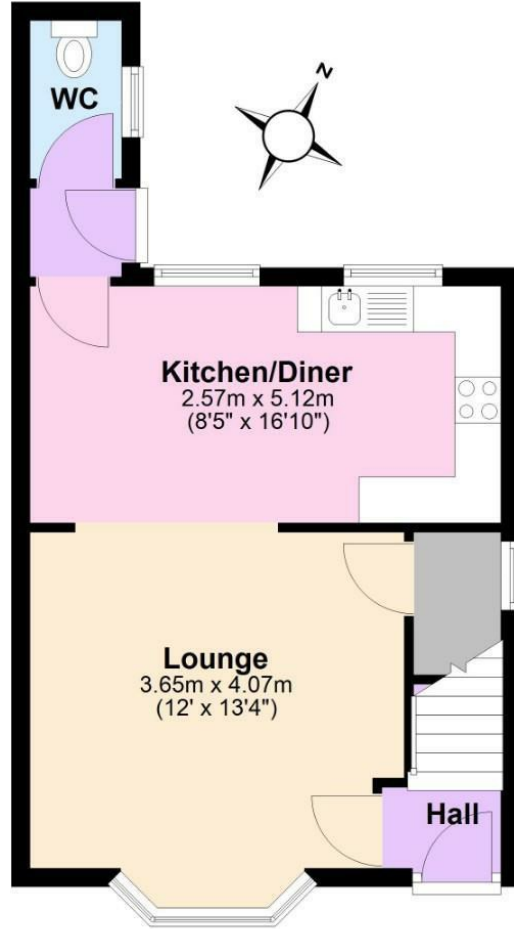
To the rear is a beautiful large garden laid mainly to lawn with a large patioed area, perfect for relaxing and entertaining. The garden is completed by a brick built shed. To the front there is parking for two cars.

Overseal offers local amenities including a convenience store, post office, take away restaurants, public house and primary school.



## Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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) 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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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