

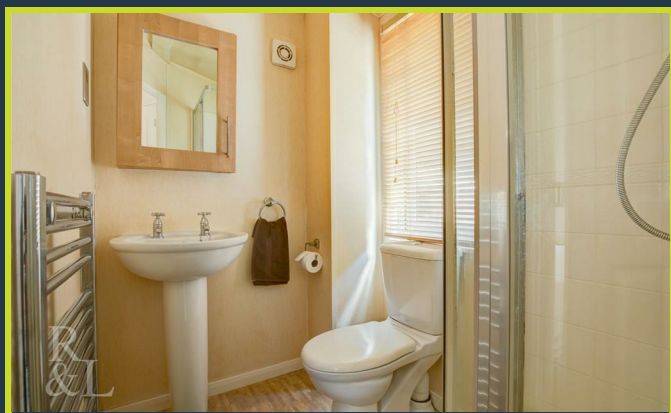


1 Swainswood Luxury Lodges, Park Road

| DE12 6JX | Asking Price £130,000

ROYSTON
& LUND

- Two Bedroom Park Home
- Main Bedroom En-suite
- Astro-Turf Balcony
- Driveway up to Three Cars
- EPC Exempt
- Kitchenette-to-Living Room
- Fitted Wardrobes
- Separate Exterior Room with Mains Electric
- Private Gated Community
- Council Tax Band A





Located within a peaceful, private gated community, this well-maintained two-bedroom park home offers a stylish and practical living space.

Step inside to an inviting open-plan living area, combining a bright lounge and a well-equipped kitchenette. Natural light pours in through sliding doors that lead out to an astro-turfed balcony.

The main bedroom complete with fitted cabinets and its own en-suite for added privacy and convenience. A second bedroom provides flexibility for guests or additional family members, and a separate bathroom serves the rest of the home.

Adding further versatility, there's an additional room with mains electricity—ideal for use as a home office, storage space, or hobby room.

The property benefits parking for up to three vehicles, making it as practical as it is comfortable. Set within a secure, gated development, residents enjoy peace of mind and a sense of community.

This development is situated in the heart of the National Forest in the beautiful village of Overseal, Derbyshire . Swainswood Park is an easy walk to local amenities.

** Please note site charges apply. Approx. £210 PCM but are subject to change. Further information can be provided upon request **





EPC

Energy Efficiency Rating

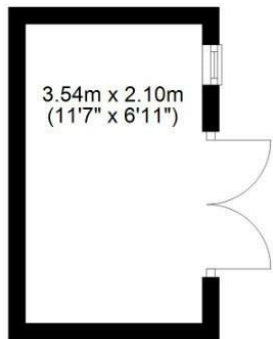
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

England & Wales EU Directive 2002/91/EC 



Total area: approx. 51.5 sq. metres (554.7 sq. feet)

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