4 Alice Gardens

| DE12 6LB | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 to £345,000
- Four-Bedroom Detached Home
- Kitchen With Utility Area And Integrated Appliances
- Downstairs WC, Family Bathroom and En Suite
- South-West Facing Rear Garden
- Parking For Two Vehicles
- Close To Local Amenities
- EPC Rating C
- Council Tax Band D
- Freehold
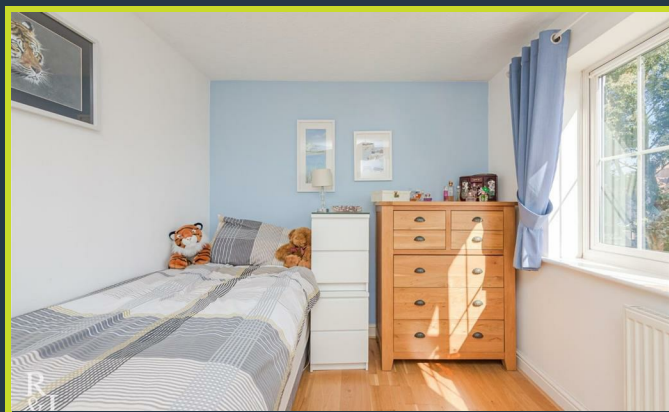
Guide Price £325,000 to £345,000

Royston and Lund are pleased to bring to the market this well-presented four-bedroom detached home in the village of Overseal that offers spacious living and excellent connectivity.
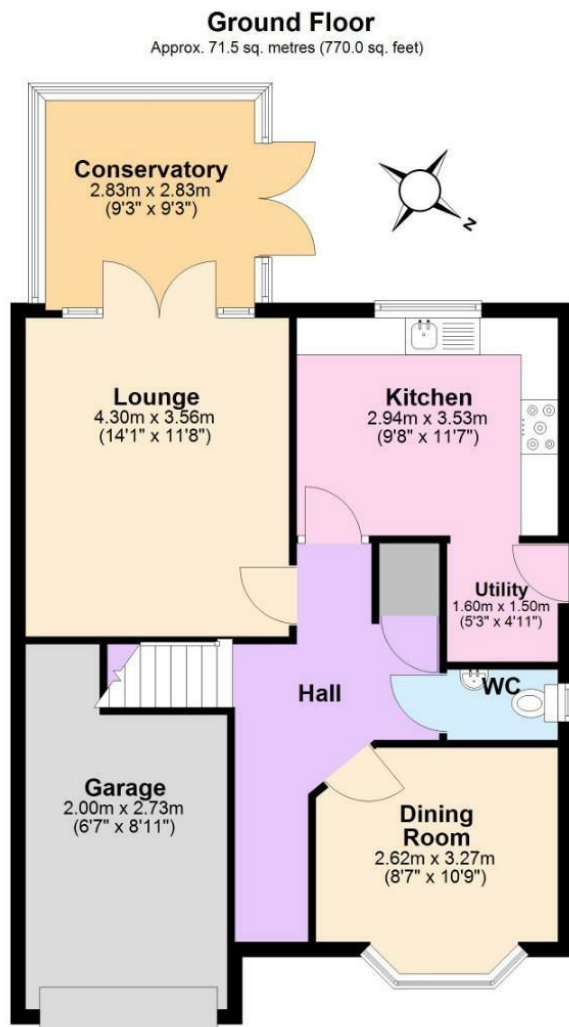
The ground floor features a welcoming hallway leading to a formal dining room, a convenient downstairs WC, a fully fitted kitchen with utility area and integrated appliances, a bright and airy lounge, and a conservatory that opens via patio doors onto a private, south-west facing rear garden.

Upstairs, you'll find four well-proportioned bedrooms. The master bedroom benefits from its own en suite, while the remaining bedrooms share a modern family bathroom.

Externally, the home offers a private driveway with parking for two vehicles and gated side access to the rear garden.

Ideally located close to local amenities, the property enjoys easy access to Ashby-de-la-Zouch, Seale Wood Forestry, and major transport links including the A42 and A444.

Ground Floor
Approx. 71.5 sq. metres (770.0 sq. feet)

Conservatory
2.83m x 2.83m
(9'3" x 9'3")

Lounge
4.30m x 3.56m
(14'1" x 11'8")

Kitchen
2.94m x 3.53m
(9'8" x 11'7")

Utility
1.60m x 1.50m
(5'3" x 4'11")

Hall

WC

Garage
2.00m x 2.73m
(6'7" x 8'11")

Dining Room
2.62m x 3.27m
(8'7" x 10'9")

First Floor
Approx. 57.3 sq. metres (617.2 sq. feet)

Bedroom 4
3.36m x 2.51m
(11' x 8'3")

Bedroom 1
3.36m x 3.76m
(11' x 12'4")

Landing

Bathroom
1.88m x 2.51m
(6'2" x 8'3")

Bedroom 2
2.48m x 3.47m
(8'2" x 11'5")

Bedroom 3
2.48m x 3.62m
(8'2" x 11'11")

Total area: approx. 128.9 sq. metres (1387.2 sq. feet)

The Property Ombudsman

naea | propertymark
PROTECTED

THE **GUILD** PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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