

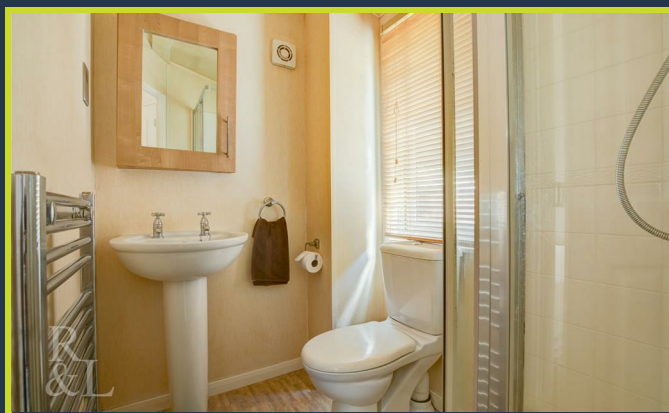


1 Swainswood Luxury Lodges, Park Road

| DE12 6JX | Asking Price £130,000

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- 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.





EPC

#### Energy Efficiency Rating

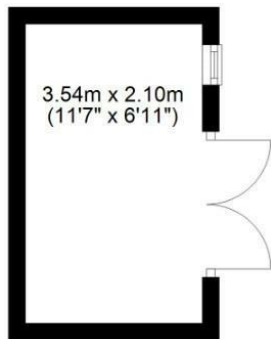
|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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 (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



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

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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