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30 Main Street

Overseal | DE12 6LG | Guide Price £230,000



ROYSTON
& LUND

- Four Bedroom Semi-Detached
- Ample Size Dining Room
- Ground Floor WC
- Converted Fourth Bedroom
- EPC Rating - E
- Light & Spacious Living Room
- Modern Kitchen Space
- Ample Master Bedroom
- Plentiful Garden Area
- Council Tax Rating - A / Freehold





Guide Price £230,000 to £240,000

This four-bedroom semi-detached home offers spacious living, a well-thought-out layout, and a delightful rural backdrop—perfect for families seeking both comfort and charm.

You're welcomed into a light and airy living room, a generous space ideal for relaxing or entertaining. This flows effortlessly into a dining room of similar proportions, providing a great setting for family meals or social occasions. Beyond, the kitchen features modern units and ample workspace, combining practicality with style. A downstairs WC adds to the everyday convenience of the ground floor.

Upstairs, the accommodation is equally impressive. The master bedroom is well-sized, complemented by two further bedrooms on the first floor—ideal for children, guests, or home office use. The loft has been converted into a fourth bedroom, offering flexibility as a private retreat, teenager's room, or creative space.

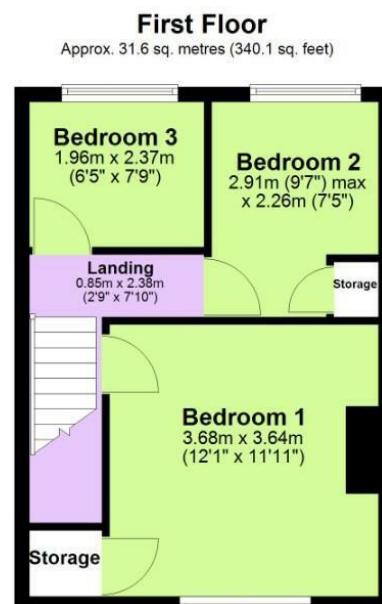
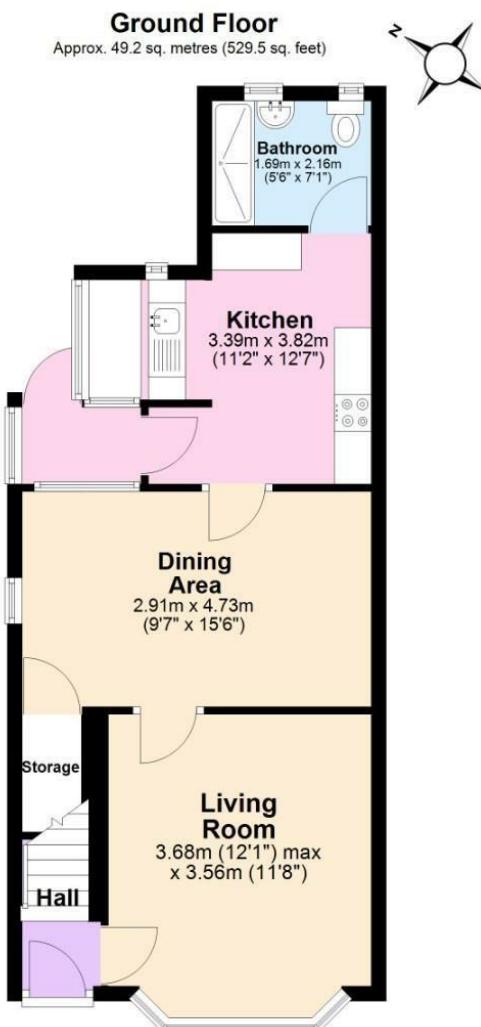
Outside, the large and spacious garden is a real highlight. It offers plenty of room for children to play, outdoor dining, or even future landscaping projects. At the rear, the garden backs onto open fields with horses, adding a peaceful, countryside feel and a picturesque view that's hard to find.

This home blends substantial indoor space with a beautiful outdoor setting, making it a wonderful option for growing families or those looking to enjoy semi-rural living while staying close to local amenities.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(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 ₂) 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. 92.0 sq. metres (990.2 sq. feet)

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