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Cedar Gables Green Lane

| DE12 6JP | Price Guide £400,000

ROYSTON  
& LUND

- Guide Price £400,000 to £425,000
- Open Plan Living/Dining Room with Natural Stone Fireplace
- Family Bathroom with Bath
- Long Driveway, Front Garden and Rear with Field Views
- Council Tax D // EPC E
- Two Bedroom Detached Bungalow
- Kitchen with Breakfast Bar & Integrated Appliances
- Conservatory and Single Garage to the Rear
- Close to Numerous Amenities
- Freehold





An exceptional two-bedroom detached bungalow, ideally situated on the outskirts of Overseal. Offering generous living space, a substantial garden, and ready for immediate occupation, this property is a true hidden gem.

The accommodation begins with an inner porch leading into a welcoming entrance hallway, which provides access to all principal rooms. To the left is a bright and spacious open-plan living/dining room, while the kitchen sits conveniently nearby. To the right are two well-proportioned double bedrooms, along with the family bathroom.

The kitchen is well-appointed, featuring ample storage and worktop space, as well as breakfast bar area and freestanding washing machine, oven.

The living/dining room is filled with natural light and benefits from a charming natural stone fireplace. Double doors open into a delightful conservatory at the rear - an ideal space to relax and enjoy views over the garden.

Both bedrooms are generously sized. The rear bedroom enjoys particularly pleasant garden views, making it ideal as a guest room or second bedroom. The front bedroom is slightly larger and benefits from dual windows and built-in storage.

The family bathroom is centrally located off the hallway and comprises a bath with a stylish tiled surround, along with a window providing natural light.

Externally, the property truly excels. To the front, a sweeping lawn and driveway lead up to the property and a single garage. To the rear, a beautifully landscaped garden extends to open field views, featuring a paved patio area - perfect for outdoor seating and entertaining. Mature planting, including a flowering magnolia and established trees, adds to the charm and privacy.

This property offers exceptional potential and must be viewed.

For More Information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5189888](https://reports.sprift.com/property-report/?access_report_id=5189888)





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

### Ground Floor

Approx. 95.4 sq. metres (1026.7 sq. feet)



Total area: approx. 95.4 sq. metres (1026.7 sq. feet)

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# ROYSTON & LUND