



Cransbury
Green Lane
Overseal
Swadlincote
DE12 6JP

£399,950

- Superb opportunity
- Fabulous potential
- Great size plot
- Three-bedroom detached bungalow
- Modernisation required
- Double and single-garage
- VIEWING ESSENTIAL

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co. are delighted to offer this three-bedroom detached bungalow on the desirable Green Lane in Overseal for renovation. The property offers impressive scope for extension and remodelling subject to the relevant planning permissions and is an opportunity not to be missed.

Sit in approximately a third of an acre, the property offers a good-sized hallway, spacious lounge, kitchen with lean-to conservatory off, three bedrooms, two of which are double, and a shower room.

OUTSIDE

To the front is an in-and-out drive leading to a double garage and workshop to one side and a single garage to the other, with a drive allowing parking for numerous vehicles. To the rear is a large mature garden, mainly laid to lawn with ample space for sheds and greenhouses.

This really is a superb opportunity not to be missed.





LOCATION

Overseal is a popular village location with a good range of amenities, including convenience stores, public inns, eateries, a post office, and doctors' surgery. There are ample walks in the area, recreational ground and is close to Conkers and Moira Furnis. There is good access to the M42 for those requiring further travel to Tamworth, Nottingham, Coalville, Leicester and Birmingham. The nearby market towns of Swadlincote, Burton upon Trent and Ashby de la Zouch offer further everyday shopping and leisure facilities

ACCOMMODATION

Entrance door opening through to porch.

PORCH

1.31m x 0.92m (4'3" x 3'0")

Has further door and glazed side screen opening into the reception hallway.

HALLWAY

1.63 min 3.60m x 4.41m (5'4" min 11'9" x 14'5")
Has loft access points and all doors lead off.

LOUNGE

5.49m x 3.74m to window (18'0" x 12'3" to window)

Has a large picture window to the front aspect, window to the side aspect and a feature slate fire surround with timber hearth and copper hood, radiators and ceiling light point.

KITCHEN

2.83m x 4.54m (9'3" x 14'10")

Is fitted with a range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink, four ring hob and chopping board, integrated appliances include a double oven, space for fridge freezer, window to the side aspect, two windows to the rear aspect and door leading through into the lean to conservatory.

LEAN TO CONSERVATORY

1.90m to window x 3.56m (6'2" to window x 11'8")
Has plumbing for washing machine and door to side aspect.

BEDROOM ONE

4.25m excl wardrobes x 3.46m to window (13'11" excl wardrobes x 11'4" to window)

Has a window to the front aspect, radiator, ceiling light point and a range of built in wardrobes, overhead cabinets and dressing table.

BEDROOM TWO

4.22m x 3.34m (13'10" x 10'11")

Window to the rear aspect, radiator, a range of built in wardrobes providing hanging space and shelving and a ceiling light point

BEDROOM THREE

2.43m x 4.17m to window (7'11" x 13'8" to window)

Window to the side aspect, radiator and ceiling light point.

SHOWER ROOM

2.54m width x 1.66 to window wall (8'3" width x 5'5" to window wall)
Has fully tiled shower enclosure with electric shower and glazed screens, pedestal hand wash



basin and W.C., there is an obscure window to the rear aspect, tiled surrounds, radiator and ceiling light point.

OUTSIDE

The property sits back off Green Lane behind a fabulous in and out driveway providing ample space for parking, extensive drive leads down the side of the property and leads to a large sectional garage.

SECTIONAL GARAGE

5.57m x 5.48m (18'3" x 17'11")

Has two roll up remote doors, power and light and from the back of the garage a further door opens through to a workshop area.

WORKSHOP AREA

5.43m x 3.66m (17'9" x 12'0")

Has three windows to the rear aspect, two windows to the side aspect, power and light.

REAR GARDEN

Is a superb space with an extensive lawn, excellent size patio and a further single garage.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band D

CURRENT UTILITY SUPPLIERS

Gas - British gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	<div style="text-align: center;"> 83 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
51	
England & Wales	EU Directive 2002/91/EC

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