

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	A
91-100	B
81-90	C
71-80	D
61-70	E
51-60	F
41-50	G
31-40	H
21-30	I
1-20	J

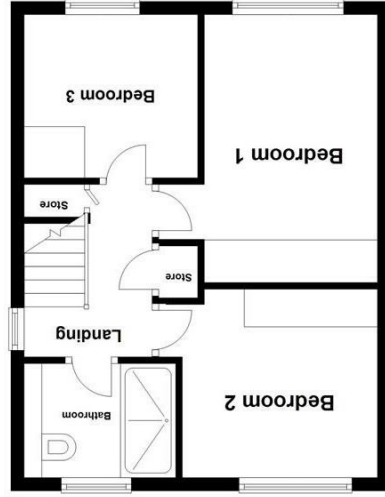
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Estate Agents

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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.



First Floor
Approx. 37.8 sq. metres (406.8 sq. feet)



Ground Floor
Approx. 59.3 sq. metres (638.1 sq. feet)



24 Church View, Ollerton, Notts, NG22 9BH
 £229,950

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Church View

Ollerton

Discover the perfect blend of modern comfort and convenience in this well-presented three-bedroom detached house nestled in a tranquil village setting. The open-plan lounge/dining room welcomes you with warmth, seamlessly connecting to a delightful conservatory—an ideal space to unwind or entertain. The fitted kitchen offers practicality, while a convenient downstairs WC adds to the functional layout.

Ascend to the first floor, where three well-proportioned bedrooms await. Two bedrooms feature fitted wardrobes, providing ample storage. The modern shower room boasts a walk-in shower and cleverly integrated storage beneath the sink.

Step outside to find low-maintenance gardens both at the front and rear, offering a serene backdrop for relaxation. A driveway for two cars and a garage cater to parking needs. Embrace village living with proximity to local amenities, making this property an inviting haven for those seeking both comfort and community charm.

How To Find The Property

Entrance Hall

8'3" x 3'4"

The entrance hall is practical and welcoming, with stairs to the first floor, a cloak storage cupboard, a central heating radiator, and doors to the lounge and downstairs WC. It's a functional space designed for convenience.

Downstairs WC

5'1" x 3'1"

The downstairs WC offers a low flush WC and a wall-mounted sink with a mixer tap. Tasteful half-tiled walls contribute to a neat appearance. The space is well-lit with a UPVC double-glazed window to the front, featuring stylish shutter blinds, and a central heating radiator.



Living Room/Dining Area

25'5" maximum into bay x 10'9" maximum narrowing to dining area 8'8". A delightful combined lounge and dining area with practical features. The UPVC double-glazed bay window to the front, adorned with feature shutter blinds, adds charm. The central focus is a SMEG electric wall-mounted fire. The dining area is spacious enough for a table to seat six comfortably. Coving graces the ceiling, there are two central heating radiators, a sliding patio doors leads to the conservatory, and an internal door connects to the kitchen. This space balances functionality with a pleasant space to relax or entertain.

Conservatory

9'1" x 8'1"

A seamless extension from the lounge/dining room, the conservatory provides a tranquil space to unwind while overlooking the garden. Ample natural light streams in through UPVC double-glazed windows and French doors, creating an inviting atmosphere. Equipped with a central heating radiator and power points, this space offers both comfort and a connection to the outdoor surroundings.

Kitchen

12'4" x 8'7" maximum

A practical kitchen design featuring wall and base units, a work surface hosting a four-ring gas hob with a fitted extractor above and an oven beneath. The one and a half bowl sink and drainer unit add convenience. Ample space and plumbing for a washing machine cater to daily needs. A UPVC double-glazed window brightens the space, and a door conveniently leads to the rear garden. This kitchen strikes a balance between functionality and simplicity.

First Floor

Bedroom No 1

13'4" max into wardrobes x 8'7"

A good sized double bedroom enhanced by fitted wardrobes featuring sliding doors along one wall. Natural light fills the room through a UPVC double-glazed window at the front, equipped with fitted shutter blinds. Laminate flooring adds a modern touch, complemented by a central heating radiator and power points.

Bedroom No 2

9'9" x 9'5"

Featuring laminate flooring, this room boasts fitted wardrobes with sliding doors along one wall for practical storage. A UPVC double-glazed window provides a pleasant view of the rear garden, equipped with fitted shutter blinds. There is also a central heating radiator, and power points.

Bedroom No 3

8'8" x 8'6"

This room, generously sized in our opinion, offers a UPVC double-glazed window to the front elevation comes with fitted shutter blinds, providing both aesthetic appeal and control over natural light. The space is well-maintained with a central heating radiator and power points.

Shower Room

7'7" x 5'6"

Step into a modern haven of relaxation. The shower room features contemporary elements, including a low flush WC, an inset sink unit with a mixer tap, and a practical work surface with storage beneath. The addition of a walk-in shower enhances convenience and luxury. Modern tiling contributes to the overall aesthetic, complemented by spotlights in the ceiling. A heated towel rail adds a touch of warmth, and a UPVC double-glazed window to the rear allows natural light to grace the space.

Outside

Ease and simplicity define the exterior spaces. The front showcases a low-maintenance aesthetic with pebbled features, a driveway accommodating two cars, and convenient side access leading to the rear garden.

The rear garden continues the low-maintenance theme, boasting a paved patio adorned with a pergola and a charming pebbled garden area. The sale includes a shed, and a UPVC double-glazed door seamlessly connects to the garage. Gated access completes the circuit, leading back to the front for added practicality.

Garage

19' x 7'11"

Practicality meets convenience in the garage, accessible from the driveway through an up-and-over door. The space is well-lit, courtesy of power and lighting, ensuring it's ready for various uses and activities.

Additional Information

Council Tax Band: C

Tenure: Freehold

Mains Drains: Yes

