



£825 Per Month

56 LARCH ROAD | NEW OLLERTON | NEWARK | NG22 9SX

**BuckleyBrown**  
ESTATE AGENTS



A FANTASTIC FIND!... Located in a convenient area of Ollerton within easy reach of local amenities is this refurbished three bedroom semi-detached home which has been presented to an excellent standard throughout with neutral decor and modern fixtures and fittings. This home has more to offer than first glance suggests, boasting spacious rooms and a fantastic internal layout making it perfect for any growing family.

Lets head inside where you will enter the light and airy lounge with a beautiful feature fireplace with surround being the main focal point. The kitchen is sure to impress, offering modern day living having ample space for a dining table and chairs. Fitted with a range of brand new attractive units, complementary work surfaces and a door leading out to the rear garden, this room provides the perfect space for entertaining friends and family. A newly fitted downstairs W.C completes the ground floor.

The first floor hosts three well presented bedrooms, together with a wonderful family bathroom fitted with a suite in white. Outside you will be pleased to find a driveway to the front which provides ample off-street parking. To the rear there is an easy to maintain, enclosed garden which is mainly laid to lawn with a patio seating area. Ready to make this house your home? Call now to arrange a viewing!





#### Lounge 19'3" x 12'5"

With carpet to flooring, feature fireplace with surround, central heating radiator, window to the front elevation and door leading outside for added convenience.

#### Kitchen/Dining Room 11'5" x 19'1"

Fitted with a range of brand new matching cabinets and units with an inset sink and drainer with tap. There is an integrated cooker with space and plumbing for further appliances, a central heating radiator, dual aspect windows to the rear and side elevation and a door leading outside for added convenience.

#### Bedroom One 12'0" x 12'5"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bedroom Two 11'4" x 9'10"

With carpet to flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three 6'11" x 9'6"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bathroom 5'10" x 8'7"

Complete with a panelled bath with overhead shower, wash hand basin and low flush WC, There is a central heating radiator and window to the side elevation.

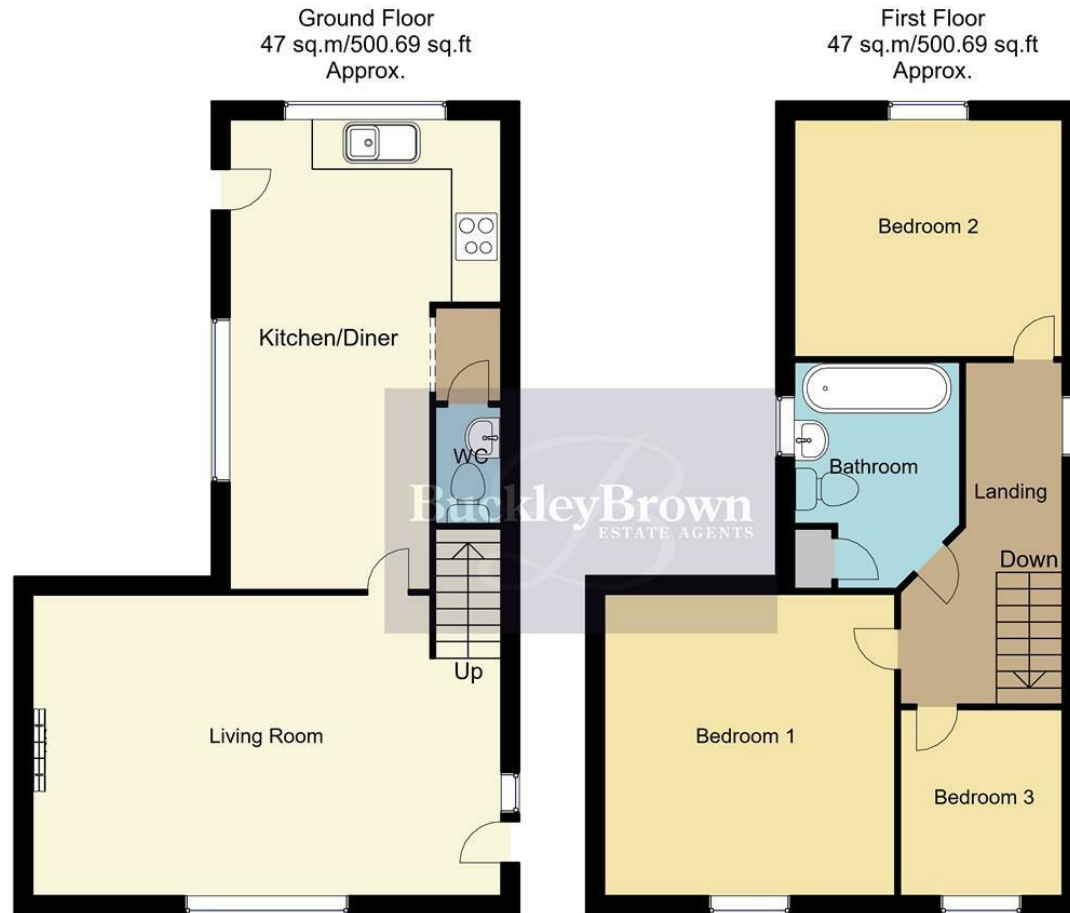
#### Outside

With a generous sized garden to the front with a driveway providing ample off-street parking. To the rear there is an easy to maintain, enclosed garden which is mainly laid to lawn with a patio seating area.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			



56 LARCH ROAD  
NEW OLLERTON  
NEWARK  
NOTTINGHAMSHIRE  
NG22 9SX



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS