



STATION ROAD | OLLERTON | NEWARK | NG22 9BN

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT TOWNHOUSE WITH A TOUCH OF CHARACTER!!... We welcome you to this charming and traditional cottage townhouse located in the picturesque village of Ollerton. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to enjoy.

Step inside this lovely residence and be greeted by a warm and inviting atmosphere that is sure to make you feel right at home. The exposed ceiling beams add a touch of character, along with the wonderful brick surrounding log burner located in the dining room. The kitchen has been well-kept and hosts matching units and cabinetry with work surfaces above, perfect when cooking up meals. Like what you see so far? Let's head upstairs where the excitement will continue...

Heading upstairs, you will find the lounge is located on the first floor, offering space to add your own household furnishings. The third bedroom and family bathroom are just down the hall and have been decorated to a beautiful standard, with the ceiling beams allow the traditional style to flow throughout this property. The two bedrooms are located on the top floor and provides ample space to add your own stamp. Whether you're looking for a peaceful retreat or a place to create new memories, this townhouse offers the perfect blend of comfort and character.

Heading outside, the you are greeted with a private shared courtyard adds a touch of community spirit to this quaint property, providing a lovely outdoor space to enjoy some fresh air, which is also very low maintenance. There is also available space for two cars to park. Don't miss out on the opportunity to make this charming townhouse your new home sweet home in. Contact us today to arrange a viewing and start envisioning the life you could lead in this wonderful property.





#### Dining Room 10'9" x 12'1"

Having carpet flooring, window to front elevation and a multi fuel burner.

#### Kitchen 11'1" x 12'1"

Complete with a range of cabinetry with worksurface over, space for essential appliances, inset sink and mixer tap and with the added bonus of decorative beams.

#### Living Room 11'11" x 15'7"

#### Bathroom 9'10" x 13'1"

Complete with a four piece suite comprising of walk in shower, free standing bath, low flush wc and hand wash basin.

#### Bedroom One 12'0" x 15'7"

Carpet flooring and window to side elevation.

#### Bedroom Two 11'10" x 15'7"

Carpet flooring and velux window.

#### Bedroom Three 11'11" x 15'7"

Carpet flooring and window to rear elevation.

#### Outside

With a shared courtyard and off-street parking for two cars.







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.

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**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>86</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>69</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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