



Offers In The Region Of £225,000 Freehold

5 PARK ROW WHINNEY LANE | NEW OLLERTON | NEWARK | NG22 9WD

BuckleyBrown
ESTATE AGENTS

YOUR SEARCH ENDS HERE!.. If you've been on the hunt for your perfect home, look no further because this is the one! Positioned within the desirable location of New Ollerton and nearby to a range of great shops, amenities and transport links, this link-detached home offers an excellent amount of convenience and space for any family! The property itself has been kept to an excellent standard throughout, with a modern interior that will instantly impress! Let's take a look inside..

The ground floor welcomes you into an entrance hallway housing the downstairs cloakroom. Moving further you will be greeted into a homely living room, where you'll find ample space to place furnishings and homely touches. The neutral colour palette makes it easy for you to add your own stamp and there is a handy under stairs storage cupboard. Just next door is the equally as impressive, open-plan kitchen/diner that is equipped with a terrific range of modern matching wall and base units with space for all essential appliances, and ample dining space to enjoy sit down meals with the family. The owners have converted and extended the original garage giving you a further sitting area, this space truly is a perfect place to host family and friends. You'll also gain access out to the rear garden from here via patio doors, perfect for utilising in the summer months.

The first floor hosts three well-appointed bedrooms, all of which have been kept to a high standard, and offer lots of versatility to add your own stamp. The modern bathroom completes the floor, and is fitted with a three-piece suite in white where you can enjoy relaxing after a long day.

Heading outside, you will just as impressed to find a well-maintained and enclosed rear garden with a decking seating area and lawn, perfect for enjoying summer BBQs or evening drinks with friends. The property also benefits from a shared driveway, providing space for handy off-road parking. What's not to love?





Entrance Hallway

Giving access to;

Downstairs WC

With laminate flooring, low flush wc, vanity sink with tiled splash back, radiator, window to side elevation and electric box.

Living Room 15'2" 14'6"

With carpet flooring, window to front elevation, under stairs cupboard and radiator.

Open Plan Kitchen Diner 15'2" 9'6" / 8'6" 9'6"

Complete with a range of matching wall and base units with complementary work surface over, integrated oven with hob over and extractor fan, stainless steel sink and drainer with mixer tap, tiled splash back,

laminate flooring, radiator and window to rear elevation and patio doors to rear garden.

Lounge Area 8'6" 12'9"

laminate flooring, media wall and radiator.

Landing

Carpet flooring, radiator, loft hatch and access to;

Master Bedroom 8'0" 11'3"

Carpet flooring, radiator and window to front elevation.

Bedroom Two 8'0" 9'4"

Carpet flooring, radiator and window to rear elevation.

Bedroom Three 6'0" 8'1"

Carpet flooring, radiator and window to front elevation.

Family Bathroom 5'4" 6'2"

Complete with a three piece suite comprising of low flush wc, pedestal wash hand basin, panelled bath with rainfall shower over, laminate flooring, radiator, partly tiled walls and window to rear elevation.

Outside

To the front of the property you will find a drive way and lawn area. To the rear of the property you will find a lovely well maintained lawn with an added addition of a decking area perfect for hosting summer BBQ's!





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. Specially 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) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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