



Asking Price £170,000 Freehold

15 BARLEY CLOSE | NEW OLLERTON | NEWARK | NG22 9WQ

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HOME SWEET HOME...Expect to be impressed by this lovely three bedrooed semi-detached house providing warmth and style in abundance! The property is tastefully decorated with a neutral decor that should appeal to most, complemented nicely with quality modern fixtures and fittings.

Walking through the porch you'll be met with the bright and airy family lounge, this room has a great sense of space making it perfect for family nights watching a film or simply relaxing. From here you'll find the stylish kitchen/diner which is complete with a range of attractive and modern units, ample space for dining and wonderful patio doors to the garden which you can open up on summer days. There is also a useful downstairs WC. The first floor hosts the three well proportioned bedrooms and stunning family bathroom.

The outside space complements the property well, the rear is an enclosed garden being mainly laid to lawn and the front offers off street parking which in turn provides access to the single garage. Located in a convenient area, offering excellent access to local amenities. This home is too good to miss so you need to be quick to view!





Porch
Giving access to;

Living Room 11'11" 14'6"
With laminate flooring, radiator, under stair storage cupboard and a window to the front elevation.

Kitchen/Dining Room 9'6" 14'6"
Complete with modern white wall, base and drawer units with attractive work surface above and an inset sink and drainer unit. Appliances include a integrated oven, gas hob and extractor above. There is space and plumbing for a washing machine and fridge freezer. The room is finished with tiled

splash backs, laminate flooring, ample dining space, window to the rear and patio doors to the garden for convenience.

Downstairs WC
With low flush WC, wash basin, radiator, vinyl flooring and an opaque window to the side elevation.

Bedroom One 8'1" 12'11"
With carpet flooring, radiator and window to the front elevation.

Bedroom Two 8'1" 11'1"
With carpet flooring, radiator and window to the rear elevation.



Bedroom Three 6'0" 8'0"
With carpet flooring, radiator and window to the front elevation.

Bathroom 6'0" 6'0"
Fitted with a three piece suite in which which includes and panelled bath, low flush WC and hand wash basin. There are part tiled walls and a window to the rear elevation.

Outside
The rear is fully enclosed being mainly laid to lawn and the front offers off street parking which is turn provides access to the single garage.



Ground Floor
39sq.m / 419.34sq.ft
Approx.

First Floor
35sq.m / 375.95sq.ft
Approx.

Outbuilding
15sq.m / 166.32sq.ft
Approx.



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) A			95
(81-91) B		82	
(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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