

## Asking Price £170,000 Freehold

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



HOME SWEET HOME...Expect to be impressed by this lovely three bedroomed 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.

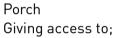
Walking through the porch you'll be met with the bright and airy family lounge, this room has a great sense of space making it perfect for family nights watching a film or simply relaxing. From here you'll find the stylish kitchen/diner which is complete with a range of attractive and modern units, ample 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 is 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!









Living Room 11'11" 14'6"
With laminate flooring, radiator, understair 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.









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 given on the total square footage of the property if quoted on this plan.

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