



£170,000 Freehold

108 WHINNEY LANE | NEW OLLERTON | NEWARK | NG22 9TZ

BuckleyBrown
ESTATE AGENTS

TURN KEY READY! Discover this stunning fully refurbished three-bedroom semi-detached home, perfectly situated in Ollerton. This residence offers a delightful rear garden and an abundance of living space. With its modern and neutral decor throughout, this home showcases high-quality finishes, ensuring a stylish and comfortable living environment. Conveniently located close to local amenities and reputable schools for all ages, just a stone's throw away! it is the perfect choice for families or couples seeking a harmonious blend of comfort and convenience.

As you walk through the entrance hallway, you will be welcomed into a bright and spacious living room, ideal for entertaining guests or enjoying cosy family evenings. The room creates an inviting and warm atmosphere. Moving through, you are led into a newly fitted kitchen, expertly designed with a contemporary range of gloss white cabinets and units. The kitchen also features premium work surfaces, an inset sink, and integrated appliances, perfect for culinary enthusiasts. Adjacent to the kitchen, a utility room offers additional storage for a washing machine, enhancing the practicality of the space. A well-appointed shower room is also located on the ground floor, complete with a new dual head shower cubicle, hand wash basin, and WC.

Heading up to the first floor, you'll find three generously-sized double bedrooms, all thoughtfully renovated and offering the perfect retreat for relaxation. The spacious landing area provides access to a stylish family bathroom, complete with a suite of, white bathtub, hand wash basin, and WC, creating a serene space for unwinding.

The exterior of the property is equally impressive, featuring a landscaped patio area and a well-maintained lawn, enclosed by fencing for privacy and security. The front of the home offers a shared driveway with off-street parking for two cars!

Don't miss the opportunity to make this exceptional property your new h





Entrance Hallway

With access to;

Living Room 11'10" x 15'4"

With newly carpeted flooring, ample plug sockets, radiator and window to front elevation.

Kitchen Diner 8'11" x 16'4"

Complete with a new range of matching units and cabinetry, with complementary work surface over, window to rear elevation, fitted dishwasher, integrated oven with hob over, cooker hood and splashback, inset sink with mixer tap over, tiled flooring and access to;

Utility 5'7" x 8'1"

With dual aspect windows and a door to rear elevation, space plumbing for washing

machine and essential appliances, work surface and tiled flooring.

Shower Room 4'11" x 8'1"

Complete with a brand new three-piece suite comprising of a walk in shower cubicle with dual head shower and tiled surround, hand wash basin and low flush WC, heated towel rail and window to rear elevation.

Landing

With access to;

Bedroom One 11'10" x 12'0"

With newly carpet flooring, radiator, fitted wardrobe and window to front elevation.

Bedroom Two 9'0" x 12'0"

With newly carpeted flooring, radiator and window to rear elevation.



Bedroom Three 7'7" x 9'8"

With newly carpeted flooring, radiator and window to front elevation.

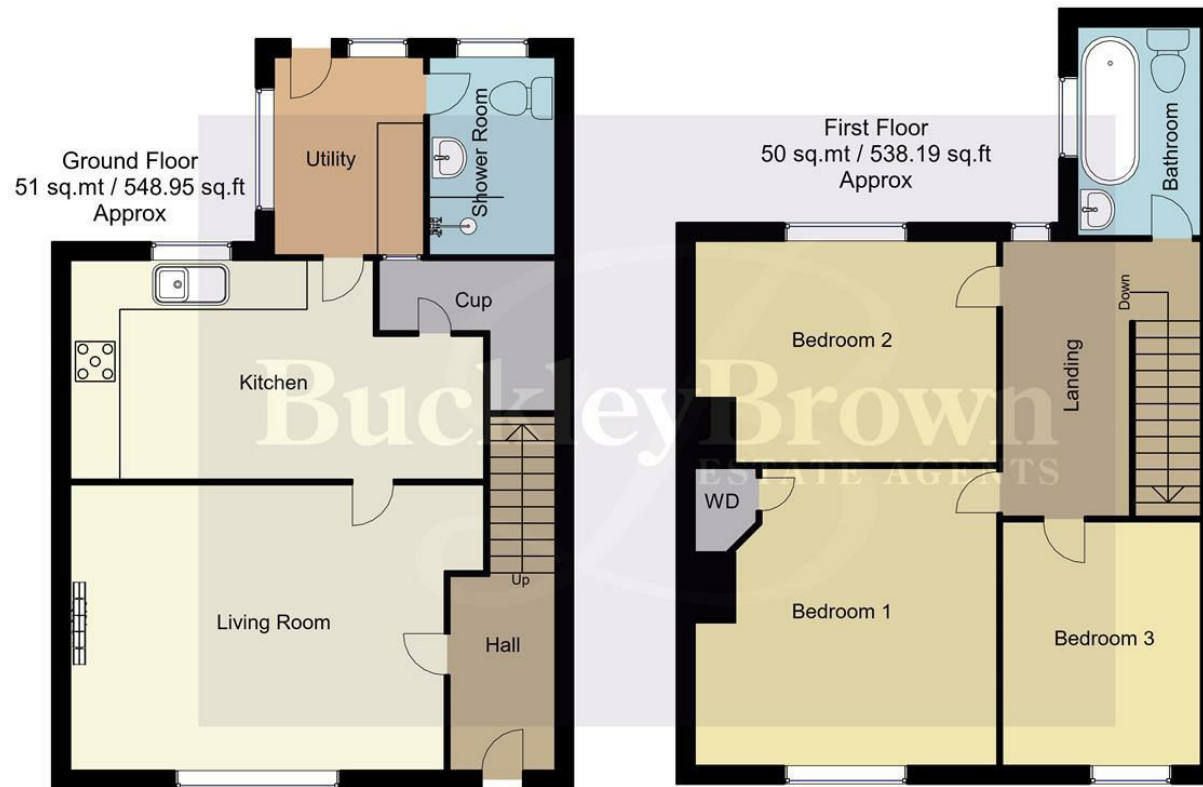
Bathroom 4'11" x 8'3"

Complete with a brand new white three piece suite comprising of panelled bath, low flush w.c, pedestal wash hand basin, full wall tiling, window to rear elevation, heated towel rail and quality vinyl.

Outside

To the rear offers a well-maintained lawn and patio seating area, providing the perfect retreat to enjoy the warmer months. To the front hosts a shared driveway with off street parking for two cars with the potential to extend and a lawn frontage providing the property with kerb appeal.





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.
 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

108 WHINNEY LANE
NEW OLLERTON
NEWARK
NG22 9TZ



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | 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.