



Offers Over £190,000 Freehold

102 FOREST ROAD | NEW OLLERTON | NEWARK | NG22 9QR

**BuckleyBrown**  
ESTATE AGENTS



## Create Lasting Memories in Your New Home!

We're delighted to welcome you to this newly refurbished three-bedroom semi-detached home, nestled in the peaceful and sought-after area of New Ollerton. This charming property offers a thoughtfully designed layout, excellent local amenities, and a spacious rear garden—ideal for growing families or first-time buyers alike.

Step inside to a bright and welcoming living room, tastefully decorated in neutral tones with plenty of room for all your favourite furnishings. The bay window floods the space with natural light, creating a warm and inviting atmosphere.

At the heart of the home is a stylish and functional kitchen, complete with modern units, ample worktop space, and a range-style oven—perfect for those who love to cook. Flowing seamlessly from the kitchen is the dining area, offering a great space for entertaining family and friends.

The ground floor also features a well-appointed family bathroom fitted with a sleek three-piece suite, including a low flush WC, hand wash basin and a bath with an overhead shower.

Upstairs, you'll find three well-proportioned bedrooms, all offering comfortable living spaces. Two of the rooms include built-in storage, making organisation effortless and freeing up even more space to make it your own.

Outside, the generous rear garden is mainly laid to lawn and includes a lovely seating area—perfect for relaxing or enjoying drinks in the evening sun. The front of the property benefits from a private driveway, offering convenient off-street parking.

This property further benefits from new carpets, natural slate flooring, new radiators and a recent gas combi boiler.

Don't miss out—call today to arrange your viewing and see all this fantastic home has to offer!





### Entrance Hall

Housing the stairs to first floor accommodation with natural slate flooring and a radiator. Further access to;

### Lounge 13'3" x 14'1"

Spacious room with lovely bay window to front elevation, new carpet and radiator along with an electric log burner. Vertical fitted blinds.

### Kitchen 8'4" x 13'3"

Fully refurbished kitchen complete with a range of matching wall and base units, inset sink and drainer with mixer tap, a range style oven with extractor hood above along with additional space and plumbing for a dishwasher. Solid oak butcher block kitchen worktop and upstand. This lead nicely into the dining area. This room also

has natural slate flooring and a window to the rear elevation.

### Dining Area 5'6" x 10'0"

With natural slate flooring, a solid oak breakfast bar and upstand and electric and plumbing for additional appliances such as a washing machine and fridge/freezer.

### Bathroom 5'10" x 8'11"

Brand new bathroom complete with a modern three piece suite comprising of panelled bath with shower over and glass screen, pedestal hand wash basin and low flush w/c. There is also a window to rear elevation. Featuring natural slate tiles and flooring along with a feature towel radiator. Vertical fitted blinds.



### First Floor Landing

With storage cupboard and giving access to;

### Bedroom One 9'4" x 16'0"

Having newly fitted carpet flooring, two windows to front elevation and a new central heating radiator. Vertical fitted blinds.

### Bedroom Two 9'4" x 13'2"

Having newly fitted carpet flooring, window to rear elevation, a new central heating radiator and storage cupboard.

### Bedroom Three 8'2" x 10'1"

Having newly fitted carpet flooring, window to rear elevation, a new central heating radiator and storage cupboard.

### Outside

To the front of the property there is a spacious tarmac driveway providing ample off street parking. To the rear there is a generous garden mostly laid to lawn and having a patio seating area an additional decking area sat under a pergola.







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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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