



Offers In The Region Of £160,000 Freehold

111 WALESBY LANE | NEW OLLERTON | NEWARK | NG22 9UT

BuckleyBrown
ESTATE AGENTS

A FANTASTIC FIND!

Nestled in a convenient part of Ollerton, within easy reach of local amenities, this impressive three-bedroom semi-detached home has been beautifully maintained and tastefully decorated in neutral tones, featuring modern fixtures and fittings throughout.

Step inside and you'll immediately appreciate the spacious, well-designed layout—ideal for a growing family. The bright and welcoming lounge boasts a stunning feature fireplace and hearth, creating a warm and inviting focal point. The contemporary kitchen is equally impressive, fitted with a stylish range of units, complementary worktops, and a seamless connection to the dining room—perfect for entertaining. The dining room offers plenty of space for furnishings and opens directly onto the rear garden, making outdoor dining effortless.

Upstairs, you'll find three generously sized and well-presented bedrooms, including a master with a built-in wardrobe. The modern family bathroom features a sleek white three-piece suite, completing the upper level.

Outside, the property continues to impress with a side driveway offering ample off-street parking. The rear garden is enclosed and easy to maintain, mainly laid to lawn with a patio area—ideal for relaxing or hosting guests.

This home is ready and waiting for its next chapter. Don't miss out—call today to arrange your viewing!





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Living Room 15'2" x 11'11"

Having a fireplace and hearth, carpet flooring, central heating radiator and window to front elevation.

Dining Room 16'5" x 8'10"

Having carpet flooring, storage cupboard, window to rear elevation, central heating radiator and door leading to the rear garden.

Kitchen 8'0" x 8'3"

Complete with a range of wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, tiled splash back, integrated oven with gas

hob, space and plumbing for essential appliances, tiled flooring, central heating radiator and window to side elevation.

First Floor Landing

Having carpet flooring and giving access to;

Bedroom One 10'10" x 11'10"

Having carpet flooring, central heating radiator, built in wardrobe and window to front elevation.

Bedroom Two 11'10" x 9'6"

Having carpet flooring, central heating radiator and window to rear elevation.

Bedroom Three 8'7" x 9'6"

Having carpet flooring, central heating radiator and window to front elevation.



Bathroom 4'11" x 8'2"

Complete with a three piece suite comprising of panelled bath, low flush w/c, pedestal hand wash basin, central heating radiator, Vinyl flooring and window to side elevation.

Outside

To the front of the property there is a well maintained lawn and a driveway to the side providing off street parking. To the rear there is a mostly laid to lawn enclosed rear garden with a dedicated slabbed seating area to enjoy your outdoor furniture in the warmer months.





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.
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		87
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

111 WALESBY LANE
NEW OLLERTON
NEWARK
NG22 9UT



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.

BuckleyBrown
ESTATE AGENTS