



£250,000 Freehold

27 BESCAR LANE | OLLERTON | NEWARK | NG22 9BS

BuckleyBrown
ESTATE AGENTS

WELCOME TO EASY LIVING!

This charming three-bedroom detached bungalow offers a cosy and inviting atmosphere from the moment you walk through the door. Brimming with potential, it's the perfect opportunity for anyone looking to personalise their next home and truly make it their own. Step inside and imagine the possibilities...

You're first welcomed into a practical porch area, which leads into the central hallway providing access to most rooms. Let's begin in the spacious living room, where a feature fireplace creates a warm and relaxing environment — perfect for unwinding or spending quality time with family.

The kitchen is fitted with a range of units and cabinetry, offering plenty of space for your own dining setup — ideal for hosting family meals or catching up with friends over tea. The home also benefits from a bright conservatory and an additional study, both of which offer flexible space to suit your lifestyle — whether you're working from home, relaxing, or entertaining.

Towards the front of the bungalow, you'll find three generously sized bedrooms, each with fitted wardrobes for added convenience. The neutral décor throughout allows you to add your own personal style with ease. A modern shower room completes the interior, featuring a hand wash basin, WC, and shower cubicle.

Outside, the property boasts a gated private driveway with ample off-street parking. To the rear, you'll find a low-maintenance artificial lawn leading to a spacious garden area — fully enclosed for a sense of privacy and security. There's also a handy workshop, ideal for storing tools, garden equipment, or even tackling your next DIY project.

Think this could be the perfect fit for you? Don't miss out — call today to arrange your viewing!





Conservatory 17'8" x 9'2"

Complete with tiled flooring and electricity installed. With windows surrounding and ample space for a sofa and dining set.

Lounge 15'10" x 13'10"

Complete with a feature fireplace and french doors to the rear elevation leading into the conservatory.

Kitchen 11'1" x 9'2"

Including a range of cabinetry and units. With space for a washing machine and a dishwasher. There is also a door to side elevation and window to the rear elevation.

Study/Office 7'8" x 16'0"

Complete with dual aspect windows.

Bedroom One 10'11" x 10'11"

Complete with fitted wardrobes and a window to front elevation. Including carpeted flooring and central heating radiators.

Shower Room 7'9" x 5'6"

Complete with a shower cubicle, WC and hand wash basin. With floor to ceiling tiling and a window to side elevation.

Bedroom Two 7'9" x 9'0"

Complete with fitted wardrobes and a window to side elevation. Including carpeted flooring and central heating radiators.

Bedroom Three 7'4" x 10'6"

Complete with a fitted wardrobe and central heating radiators.

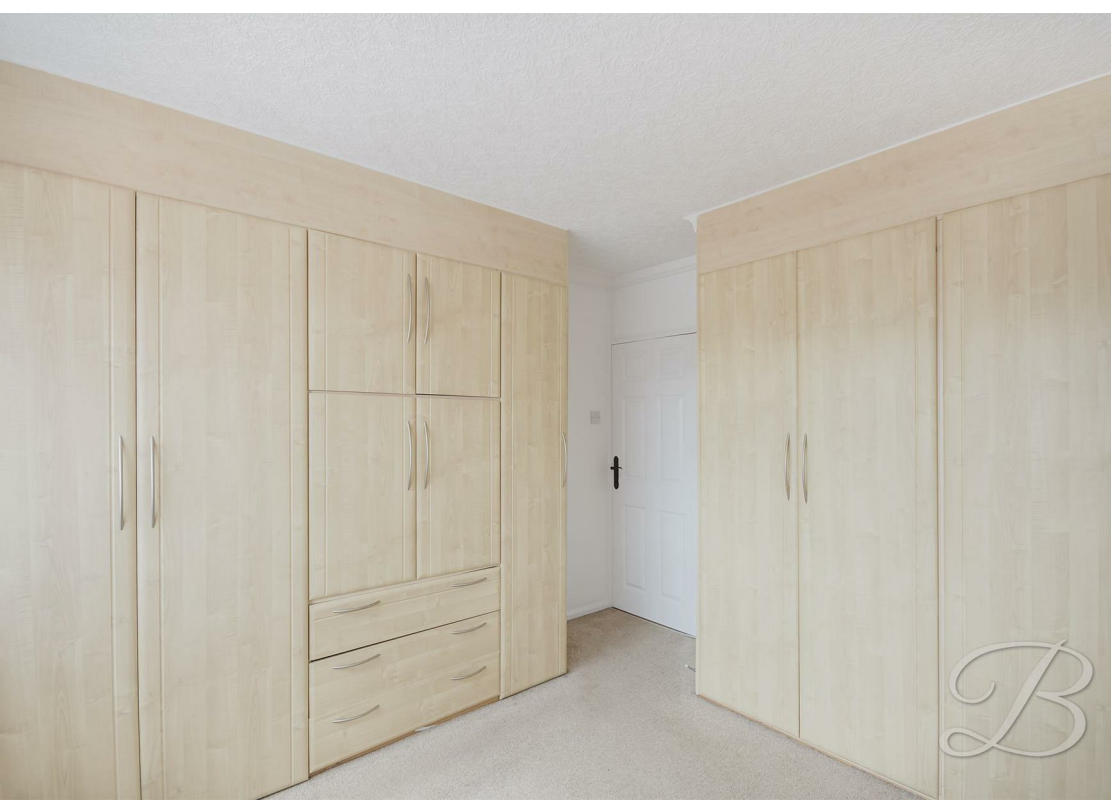


Workshop 8'5" x 7'3"

A great space for ample storage.

Outside

To the rear hosts a spacious and enclosed lawn area with fencing surrounding. To the front offers a gravelled plot with a paved driveway accommodating space for multiple cars.





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		
(81-91) B		
(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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