



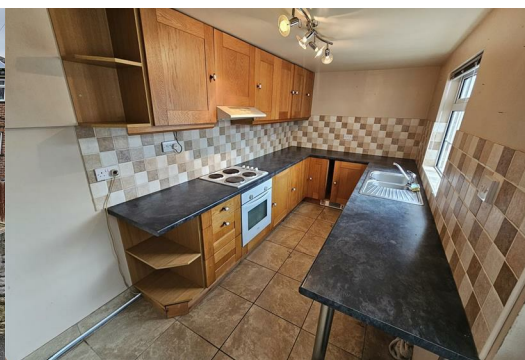
Cinder Lane

Old Ollerton, Old Ollerton, NG22 9AZ

Offers over £200,000



Clark Estates are pleased to present this charming semi-detached house located on Cinder Lane in the picturesque village of Old Ollerton, Newark. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Although this house requires some decoration work, the potential it holds is truly exciting. The large driveway offers ample parking space for your vehicles, ensuring convenience for you and your visitors and a enclosed generous size garden.



Description

Situated in a popular cul de sac in Old Ollerton this three bedroom family house is a great opportunity to put your own stamp on as 'forever' home and comes with the benefit of no upward chain.

Entrance

The property is entered through the front facing upvc into into the spacious hallway with an open plan spindle staircase, radiator and laminate flooring.

Living Room 16'10" x 13'8" (10'5" into recess) (5.15m x 4.18m (3.20m into recess))

The living room has a generous space with a front facing window and patio doors to the rear allowing a pool of natural light to fill the room. The room has carpet, radiators, dado rail, and a centre feature of a gas fire with a wood surround and marble hearth.

Dining Room 16'9" x 11'5" (5.12m x 3.50m)

The dining room has a generous open plan space with storage cupboards either side of the chimney breast, wood flooring, radiator and a side and rear facing upvc window.

Kitchen 13'5" x 6'9" (4.09m x 2.08m)

The kitchen is the extension to the original build and consists of wall and base wood effect units, part tiled walls and tiled flooring with a built in electric four ring hob and oven with extractor above, stainless sink and worktop with space ass a breakfast bar. The rear door leads from the kitchen into the enclosed garden.

Utility Cupboard

Off the stair way there is a small utility cupboard with plumbing for the washing machine, small worktop and shelving.

Master Bedroom 13'1" x 10'4" (4.00m x 3.16m)

The master bedroom is a large double room rear facing including carpet, central light with fan and built in mirror sliding door wardrobes.

Bedroom Two 11'2" x 10'3" (3.41m x 3.14m)

The second bedroom is a large double room rear facing, with windows, carpet ,radiator and central light.

Bedroom Three 10'5" x 7'1" (3.18m x 2.16m)

The third bedroom is a single bedroom front facing with a radiator and a central light.

Bathroom 7'8" x 5'11" (2.35m x 1.81m)

The modern bathroom consists of a bath, hand wash basin encased in a vanity unit, wc, electric shower, tiled walls and floor and front facing frosted window and recessed lighting.

Outside

To the front of the property there is wall enclosing the lawn area with a driveway for several vehicles to park off road, side gate leading to the rear garden.

To the rear of the property there is a large block paved patio, lawn area, outside electrics and water supply, and two wooden sheds.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk