



74 Kingfisher Way
Ollerton, Nottinghamshire NG22 9DZ
£130,000

- A MOST UNUSUAL, ONE BEDROOMED SEMI-DETACHED PROPERTY.
- ENTRANCE AREA WITH ACCESS TO, WHEELCHAIR ACCESSIBLE, CLOAKS (WC & BASIN).
- LOUNGE AREA WHICH HAS UPVC FRENCH DOORS LEADING TO THE REAR GARDEN.
- ACCESS FROM THE LANDING TO THE BEDROOM WITH FULL LENGTH FITTED WARDROBES.
- OPEN FRONTAGE, ENCLOSED REAR GARDEN AND DRIVEWAY TO THE SIDE.
- INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING THROUGHOUT.
- OPEN PLAN LIVING INCLUDING FITTED KITCHEN HAVING INTEGRATED APPLIANCES.
- UNDER STAIR CUPBOARD, WHERE PLUMBING FOR THE WASHING MACHINE IS LOCATED.
- QUALITY BATHROOM WITH THREE-PIECE WHITE SUITE AND MAINS SHOWER OVER THE BATH.
- SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF THE VILLAGE WITH EXCELLENT TRANSPORT LINKS.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield proceed onto Woodhouse Road, which then becomes Leeming Lane South, then North. Turn right at the traffic lights onto Peafield Lane and stay on this road, passing through Edwinstowe and Thoresby Vale. At Ollerton roundabout, proceed straight over and at the next island, take the last exit into Ollerton village. Turn left further down here onto Kingfisher Way and the property is on the left-hand side. from

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door, radiator and stairs rising to the first floor.

CLOAKROOM

WC, wash hand basin, radiator, tiled flooring and UPVC obscure glaze.



OPEN PLAN LIVING

13'1" x 8'8" increasing to 10'7" (4.00m x 2.66m increasing to 3.24m)

Within the kitchen area there are contemporary base and eye level units, laminate work tops and stainless-steel sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Integrated fridge/freezer and dishwasher. There is an under-stair cupboard, which makes excellent use of the space by providing the plumbing for the washing machine and work top above. The consumer unit is also within here. UPVC French doors to the rear. Radiator.



FIRST FLOOR

LANDING

Large built in double cupboard with combination boiler. Access to the loft space.

BEDROOM

12'11" inc stairs x 9'6" to wardrobes (3.96m inc stairs x 2.90m to wardrobes)

Full length fitted wardrobes to one wall. UPVC double aspect to the front. Radiator.



BATHROOM

A quality bathroom with white suite including panelled bath with sunken taps to the side and shower attachment, counter-top basin and WC. Mains shower, glass screen, downlighters, fully tiled surrounds and upright chrome radiator.

OUTSIDE

There is a small area of open plan garden to the front and an enclosed lawned garden to the rear. A gate provides access to the driveway.



The property is in council tax band A (Newark and Sherwood District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5778/15.4.2025

