



Merry Road, Ollerton Newark NG22 9WG

welcome to

Merry Road, Ollerton Newark

Well appointed modern three DOUBLE bedroom detached family home. Positioned on a popular modern build development in the well served village of Ollerton. The location is ideal for families with many amenities including schools, shops and leisure facilities on the doorstep!



Entrance Hall

A double glazed door leads to the entrance hall with a central heating radiator, tiled flooring and stairs leading to the first floor.

Cloakroom

Fitted with a wash hand basin set into a vanity unit and a w.c. Tiled flooring and splashbacks, central heating radiator and a side facing double glazed window.

Kitchen

9' 11" x 12' 4" (3.02m x 3.76m)

Fitted with a range of grey shaker style wall and base units with complementary splashbacks, worksurfaces and a sink and drainer. Integrated gas hob with an extractor above and an integrated electric oven. Plumbing for a dishwasher and washing machine, space for an American fridge freezer. Tiled flooring and a rear facing double glazed window and patio doors.

First Floor Landing

Central heating radiator and a side facing double glazed window.

Master Bedroom

12' 6" to wardrobe front x 11' 6" plus recess (3.81m to wardrobe front x 3.51m plus recess)

Fitted wardrobes, central heating radiator and a front facing double glazed window.

Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. Tiled walls and flooring, extractor fan and spotlights to the ceiling.

Bedroom Two

9' 2" x 10' 2" (2.79m x 3.10m)

Central heating radiator and a front facing double glazed window.

Bedroom Three

12' 1" x 10' 1" (3.68m x 3.07m)

Central heating radiator and a front facing double glazed window.

Bathroom

Fitted with a bath with a shower attachment, wash hand basin and a w.c. Tiled splashbacks, central heating radiator, spotlights and a double glazed window.

Exterior

To the front of the property is a small shaped lawn and a tarmac driveway leading to the garage. To the rear is an garden with a paved patio area, astro turf and a cold water tap. The garden is fenced and gated to the side.

Garage

16' 1" x 8' 10" (4.90m x 2.69m)

Accessed via an up and over door, central heating boiler, power and light and a rear facing courtesy door.



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welcome to

Merry Road, Ollerton Newark

- Modern three double bedroom detached family home
- Well presented accommodation throughout
- Master bedroom with fitted wardrobes and ensuite
- Two further double bedrooms and a modern family bathroom
- Good sized easy maintenance rear gardens, driveway and a garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109262 - 0005

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