



Larch Road

New Ollerton



Offers in the Region Of £210,000

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28

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Beautifully decorated Family Home In A Desirable Location...





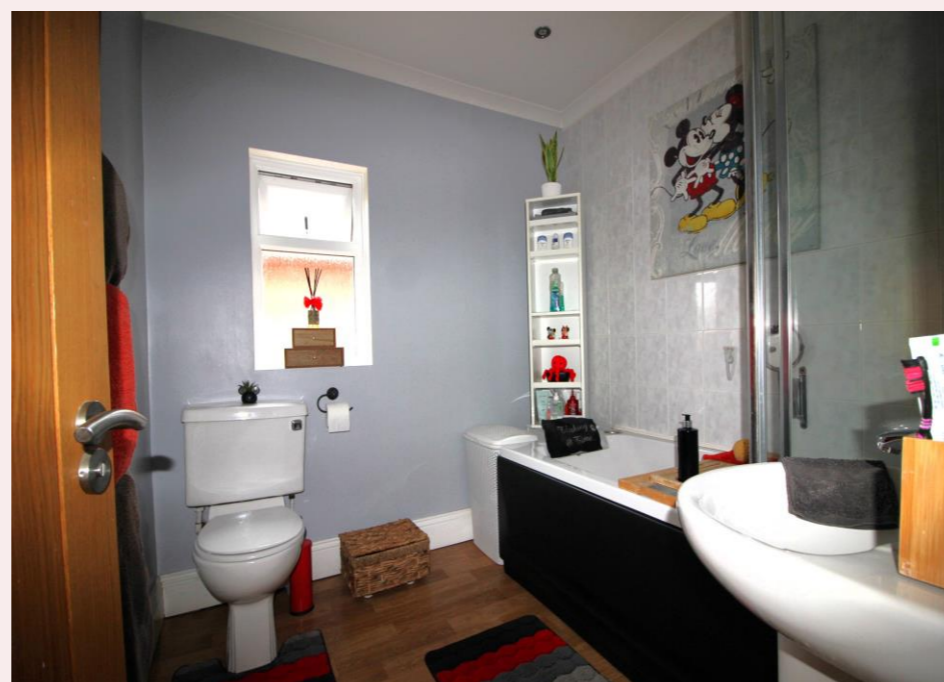
Larch Road





Welcome

Situated in the heart of Ollerton this three bed semi detached family home sits close to local amenities including shops, schools, doctors and transport links. Internally the property comprises lounge, kitchen diner, storage and conservatory to the ground floor with the first floor housing three well proportioned bedrooms and family bathroom. Private front garden, shared driveway leading to double garage and private rear garden. Offered for Sale With No Upward Chain, this really is one not to be missed! Contact our office today to arrange a viewing!



Step inside...

Entrance Hall 5' 10" x 4' 4" (1.79m x 1.32m)

Enter through the uPVC door with laminate flooring, doors to the understairs storage, living room, kitchen/diner and stairs off to the first floor.

Lounge 16' 0" x 10' 6" (4.88m x 3.20m)

With laminate flooring, radiator, fireplace with gas fire. uPVC window to the front aspect and uPVC patio doors leading into conservatory.

Kitchen/Diner 19' 2" x 10' 5" (5.84m x 3.18m)

Fitted with an abundance of wall and base units, inset sink with mixer taps, gas oven, electric hob and extractor fan. Laminate flooring, 2 radiators, uPVC windows to side and rear aspect. Doorway leading you into the conservatory.

Conservatory 12' 5" x 9' 2" (3.79m x 2.80m)

A light and airy setting overlooking the rear garden.

Master bedroom 14' 4" x 10' 5" (4.36m x 3.18m)

The master bedroom has carpet flooring, radiator, fitted wardrobes and UPVC window to rear aspect.

Bedroom 2 9' 1" x 10' 4" (2.77m x 3.15m)

With carpet flooring, radiator, built in wardrobe and uPVC window to the rear.

Bedroom 3 6' 7" x 10' 6" (2.00m x 3.20m)

With carpet flooring, radiator and uPVC window to the front.

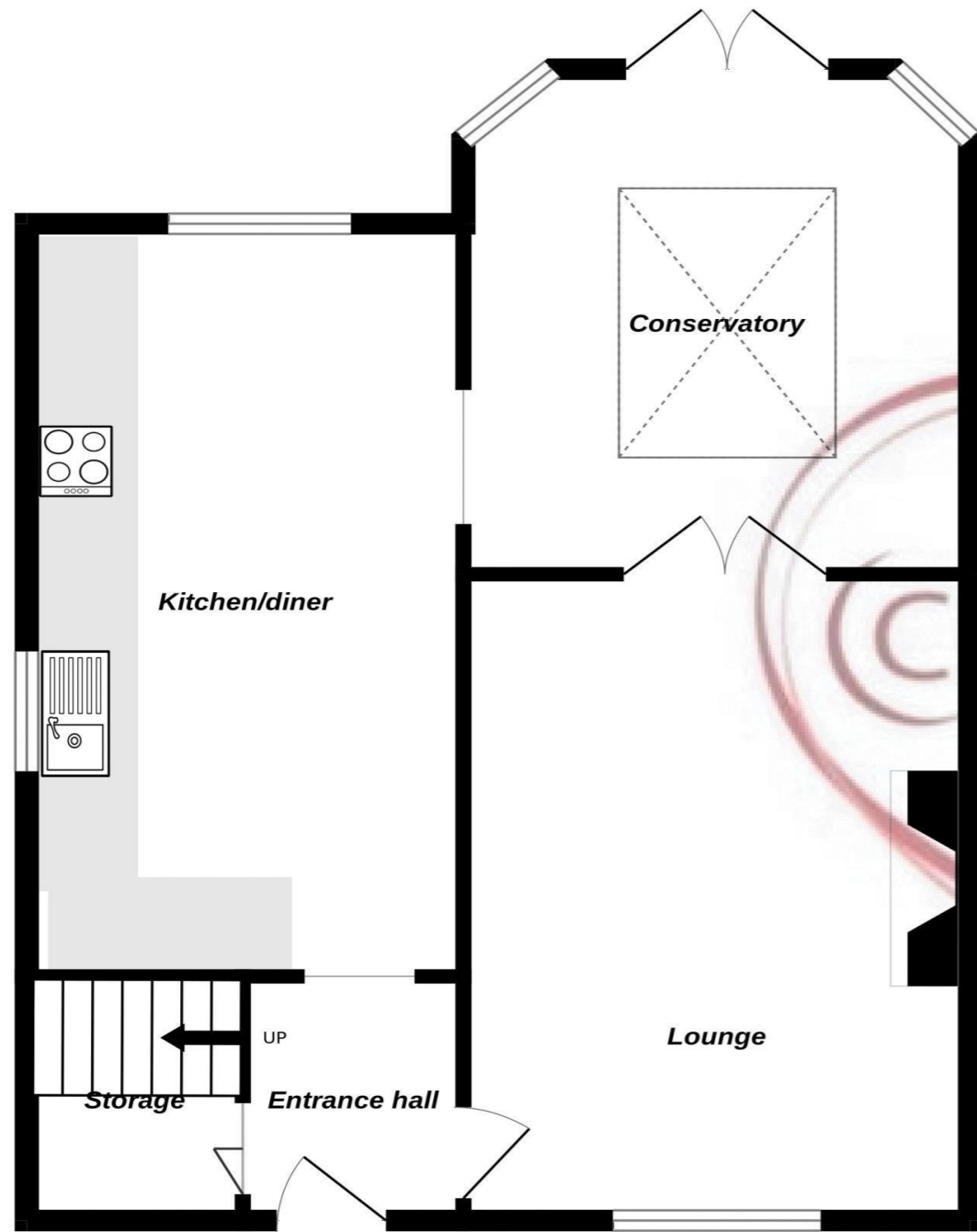
Family Bathroom 7' 4" x 7' 3" (2.23m x 2.21m)

The fully fitted 3 piece bathroom suite with shower over and sliding shower screen. Laminate flooring, ladder style radiator, obscure window to side aspect.

Externally

The front is laid to grass with hedge border making it very private. There is a shared drive that leads to double garage and private gated access to the rear garden. The private rear garden is laid mainly to lawn with a patio areas near the conservatory making it the ideal setting for relaxing and entertaining.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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