



*Station Road*

*Ollerton*



Auction Guide Price £200,000

**Chadwells**  
Estate & Letting Agents



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Savile House

Savile House



*Spacious cottage in a sought after  
village location....*





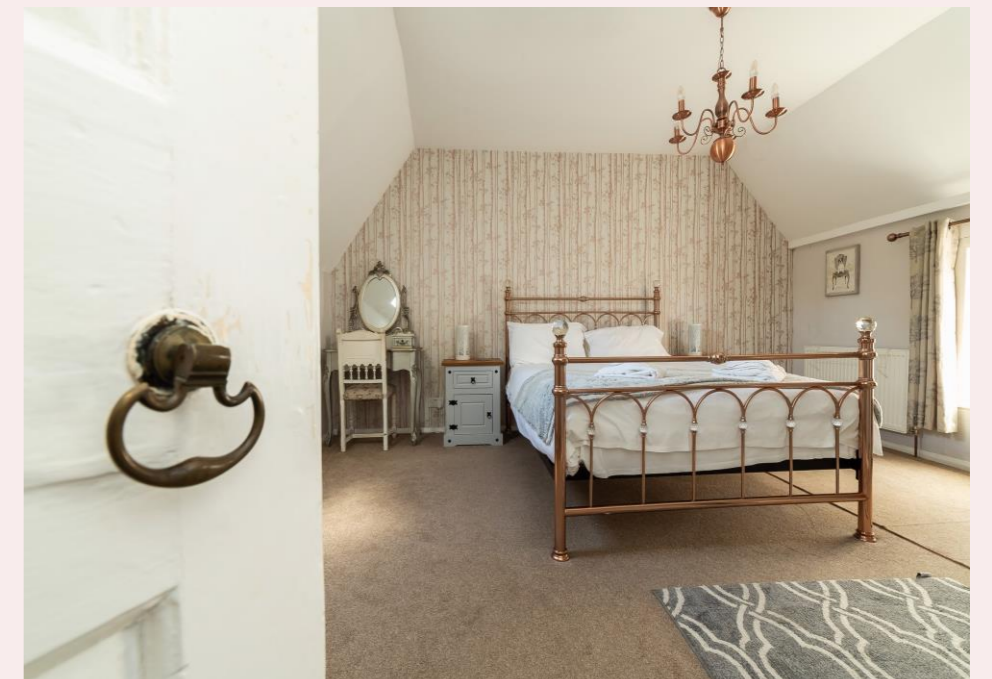
*Station Road*





# *Welcome*

This lovely cottage situated in the heart of Old Ollerton offers fantastic living space throughout and wonderful view of the village Church. Original period features meets modern day living in this well presented home. Comprising of a large kitchen/ diner, bright and airy lounge, three good sized bedrooms and a family bathroom. the property benefits from a private courtyard to the rear as well as off road parking. Viewings are essential call to arrange yours today.



# Step inside...

## **Lounge** *15' 4" x 12' 5" (4.671m x 3.78m)*

Entrance through UPVC door with glass panel into the lounge, with wooden flooring, two radiators, uPVC window to the front aspect, feature fireplace with solid fuel burner and doorway leading to the kitchen diner. Wooden ceiling beam feature.

## **Kitchen/Diner** *17' 0" x 12' 2" (5.175m x 3.719m)*

The kitchen is fitted with wall and base units, black marble effect roll top work surfaces with inset stainless steel sink with drainer and mixer tap. Integrated electric oven and hob with extractor fan above. Space and plumbing for washing machine and dishwasher. Tiled splash backs, tiled flooring, two radiators and doorway leading to the stairs. A composite door and windows to the front aspect.

## **First Floor Landing** *8' 1" x 2' 7" (2.458m x 0.79m)*

with carpet flooring, doors to the three bedrooms, family bathroom and loft access.

## **Master bedroom** *14' 8" x 3' 11" (4.48m x 1.195m)*

With carpet flooring, two radiators, uPVC window to the front aspect and Skylight window to the rear.

## **Bedroom Two** *6' 4" x 10' 4" (1.92m x 3.15m)*

With carpet flooring, radiator and window.

## **Bedroom Three** *7' 2" x 11' 5" (2.19m x 3.49m)*

With carpet flooring, radiator and window.

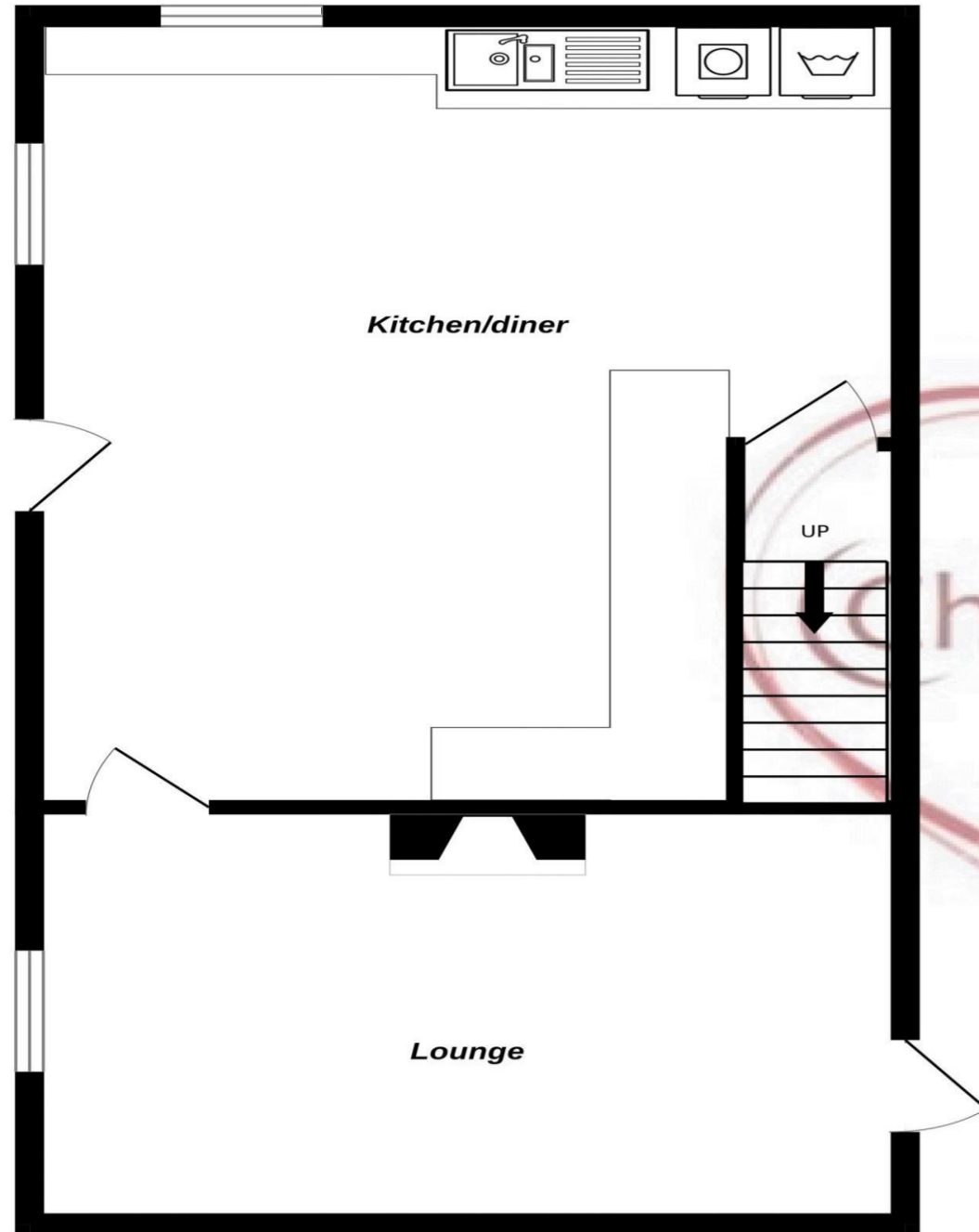
## **Family Bathroom** *5' 0" x 10' 3" (1.515m x 3.127m)*

The bathroom is fitted with a three piece suite comprising panelled bath with over head shower, hand wash basin and low flush WC. Tiled walls and flooring, radiator and skylight window.

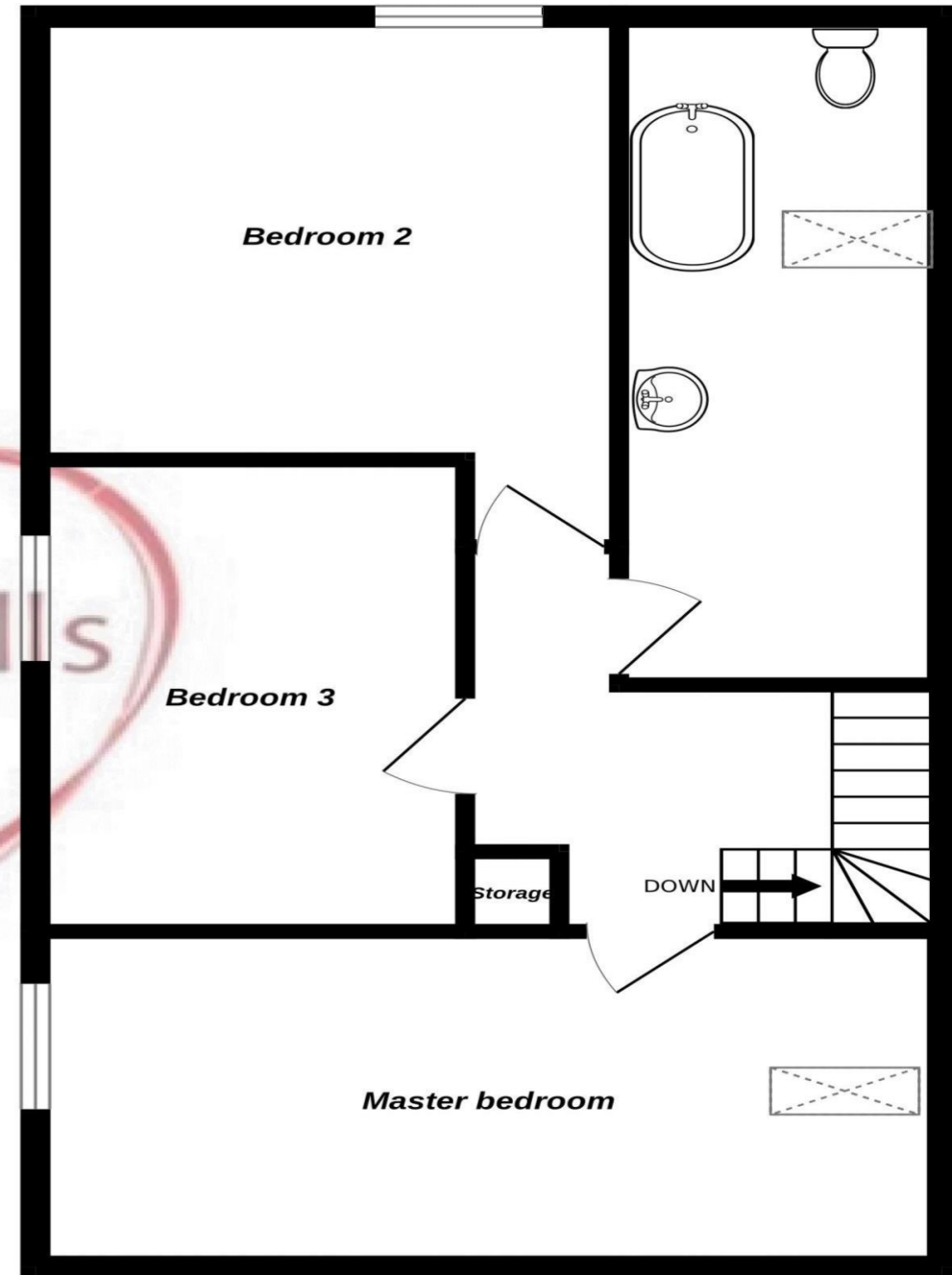
## **Externally**

There is a private courtyard to the rear and a bay for off road parking.

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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*Selling Homes with Bespoke Lifestyle Photography*

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