



*Station Road*

*Ollerton*



Offers in the Region Of £150,000

**Chadwells**  
Estate & Letting Agents



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*Are looking for a property with  
charm and character.... Well here it  
is and No Upward Chain*





*Station Road*





# *Welcome*

Chadwells are delighted to bring to the market this two bedroom cottage situated in the sought after village of Old Ollerton. This cottage offers many original features including ceiling beams, wooden internal doors, open fireplace and farmhouse style kitchen. In keeping with the style of this property the wooden window frames have been handcrafted and fitted with double glazed units. The property consists of lounge, kitchen/diner, utility, study/office, two good sized bedrooms and family bathroom. Externally the rear of



# Step inside...

## Entrance

Enter the property through the wooden front door into the charming lounge.

## Lounge *11' 6" x 15' 11" (3.50m x 4.84m)*

With original wooden ceiling beams and open fireplace with tiled hearth, double glazed window to front aspect, wall light, radiator and storage cupboard.

## Kitchen/Diner *14' 1" x 11' 10" (4.30m x 3.60m)*

Farmhouse style kitchen that is again offering original wooden ceiling beams, tiled flooring, wooden drying rack, belfast sink with mixer tap all sat within wooden kitchen unit. Space and fittings for gas range cooker. Walk-in pantry with electrics and light, wooden corner cupboard, double glazed window to rear aspect.

## Utility room *5' 11" x 4' 11" (1.81m x 1.50m)*

Space and plumbing for washing machine and dish washer, vinyl flooring, radiator and window to side aspect.

## Study *6' 9" x 6' 7" (2.07m x 2.00m)*

Carpet, radiator and obscure window to side aspect.

## First Floor Landing

Leading to bedroom and family bathroom.

## Bedroom One *11' 10" x 11' 2" (3.60m x 3.40m)*

Carpet, ceiling and wall lights, radiator, double glazed window to front aspect and two built in wardrobes.

## Bedroom Two *9' 0" x 11' 11" (2.75m x 3.62m)*

Carpet, ceiling light, radiator, sink, double glazed window to rear aspect, built in storage and access to loft.

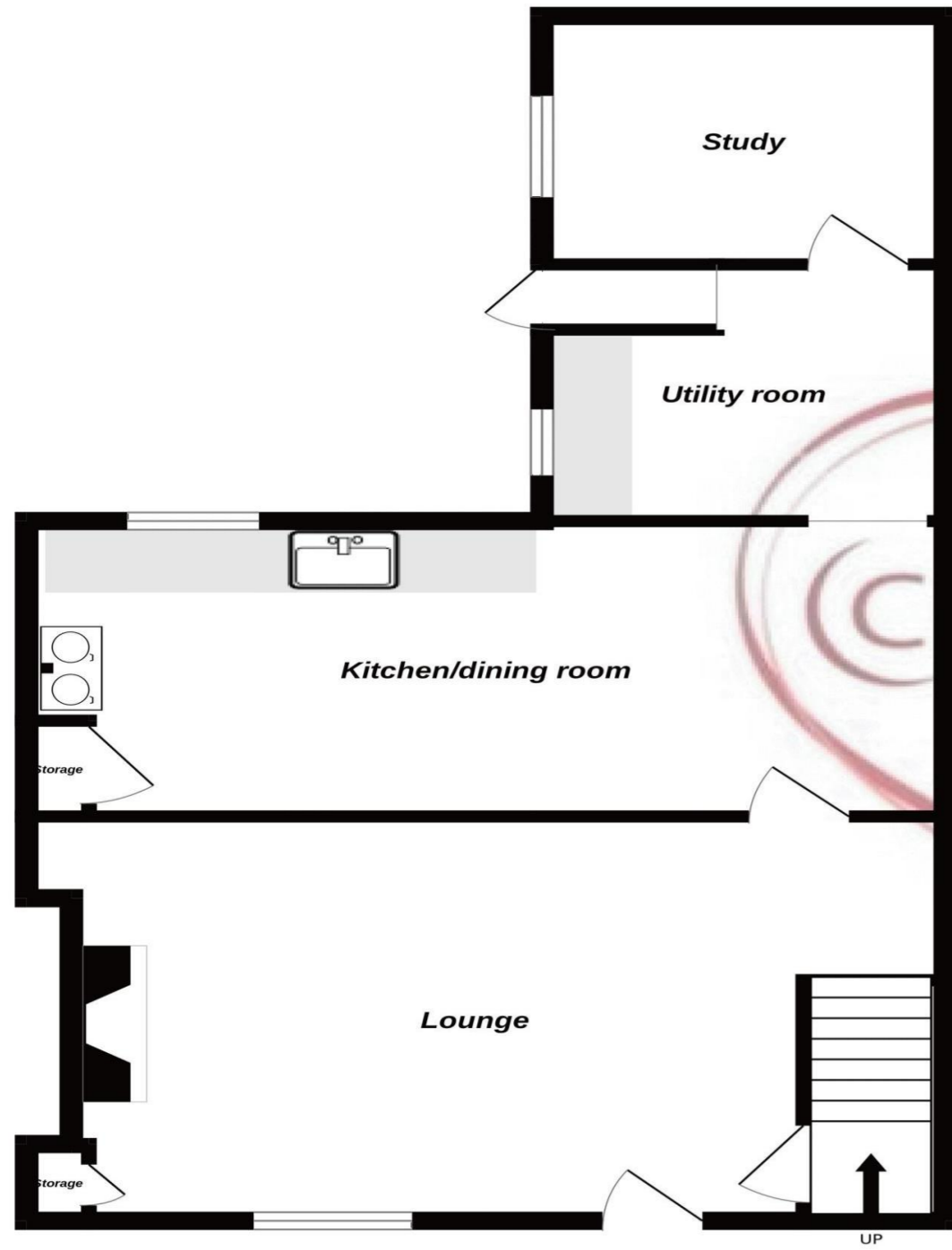
## Family Bathroom *4' 7" x 8' 2" (1.40m x 2.50m)*

Three piece suite comprising of paneled bath, wash basin and w/c, ceiling light and vinyl flooring.

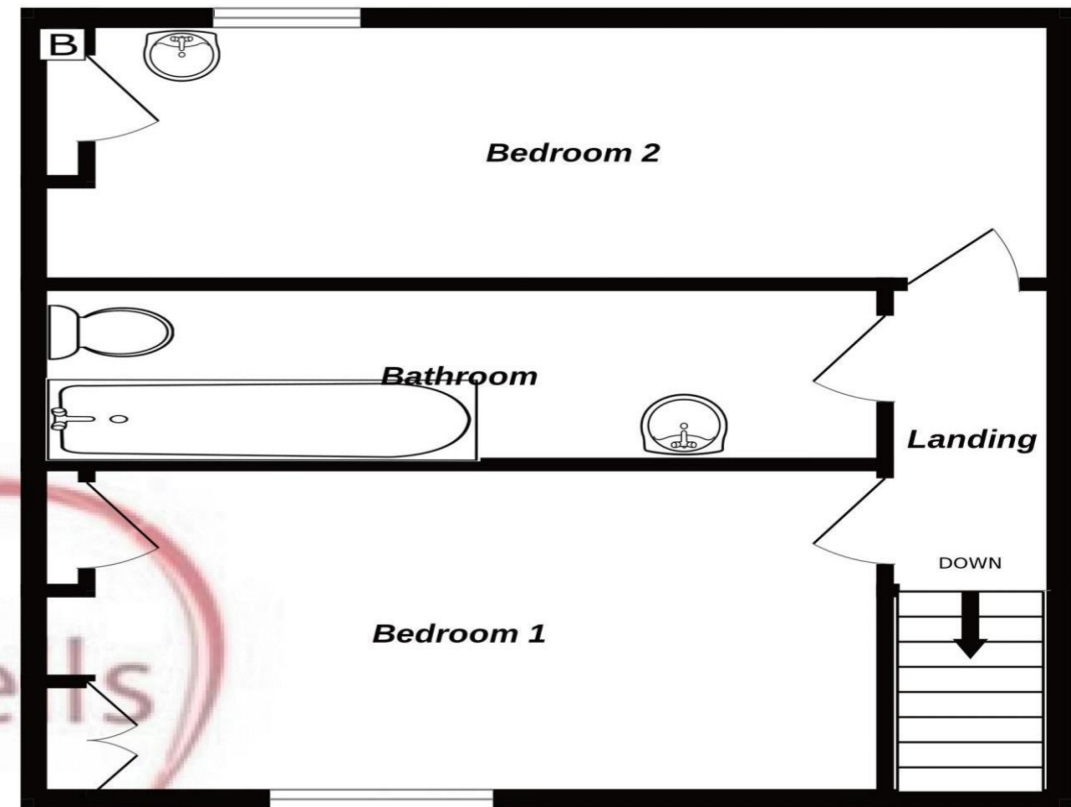
## Externally

To the rear of the property there is a small yard with steps leading to a communal court yard with two brick outbuildings belonging to the cottage. Following the hedged pathway you will find a wonderful private garden.

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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property, give us a call.

We'd Love To Show You Around!

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The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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