



*Dove Croft*

*Ollerton*



£147,000

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# THE PERFECT FAMILY HOME!







*Dove Craft*

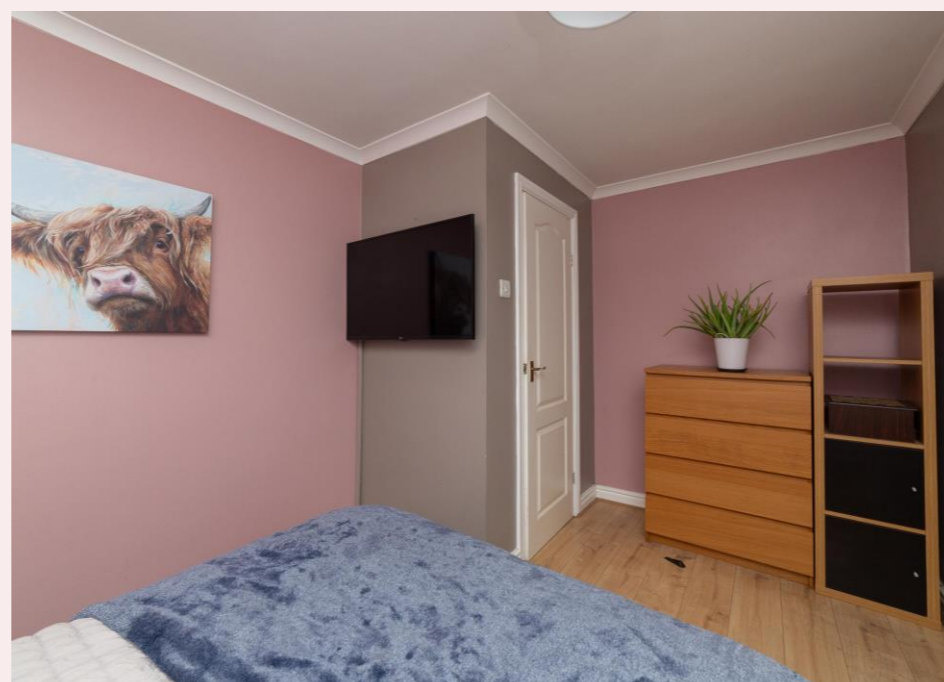
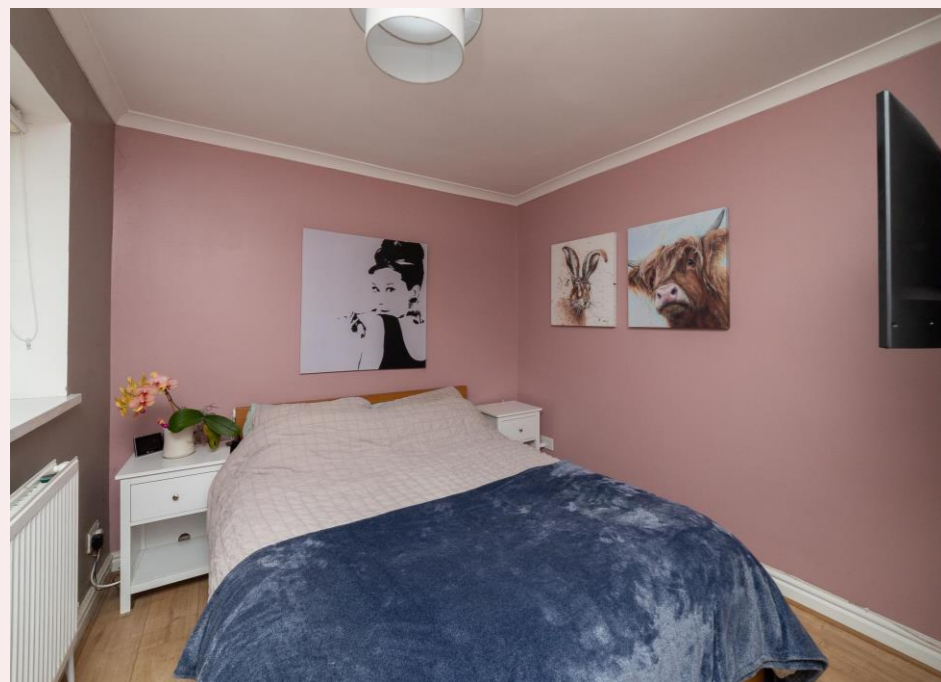






# *Welcome*

Positioned on a substantial corner plot this immaculately presented three bedroom semi detached house really is one not to be missed. Internally to the ground floor you will find an entrance hall giving access to the boot room which offers ample storage space for shoes and coats with the added benefit of the under stairs storage cupboard. Moving onto the modern kitchen next which is fitted with a range of wall and base units along with space for all essential appliances. The lounge is the perfect space to sit back and relax with French doors opening onto the beautifully presented garden. Onto the first floor which accommodates three well proportioned bedrooms and a good sized family bathroom. Externally you will find a fully enclosed garden to the rear which offers the perfect space for entertaining or sitting back and relaxing on a summers evening. Viewings are a must to appreciate all this property has to offer!



# Step inside...

## Entrance

Accessed through a uPVC glazed door to the front aspect and having laminate flooring, pendant light fitting and stairs off to the first floor landing.

## Boot Room 9' 7" x 6' 4" (2.92m x 1.93m)

With tiled flooring, uPVC obscure glazed door and window to the side aspect, meter cupboard and under stairs storage cupboard.

## Lounge 22' 5" x 11' 4" (6.83m x 3.46m)

With a feature electric fire inset into the chimney breast wall, laminate flooring, uPVC Bay window to the front aspect, two radiators, TV & BT points, two ceiling light fittings and French doors leading to the rear garden.

## Kitchen 10' 11" x 9' 7" (3.32m x 2.91m)

Fitted with a range of wall and base units having roll edge worksurfaces over inset with a one and a half bowl stainless steel sink, drainer and mixer tap. Integrated eye level double oven and grill, four ring gas hob with concealed extractor hood over, space and plumbing for washing machine, dishwasher and upright fridge freezer. Tiled splashbacks and flooring, radiator and ceiling light fitting.

## First Floor Landing

With built in storage cupboard housing the boiler, loft access and pendant light fitting.

## Bedroom One 11' 6" x 10' 6" (3.51m x 3.20m)

With laminate flooring, uPVC window to the front aspect, radiator, pendant light fitting and storage cupboard over the stairs.

## Bedroom Two 9' 1" x 13' 7" (2.77m x 4.13m)

With laminate flooring, uPVC window to the rear aspect, radiator, pendant light fitting and TV point.

## Bedroom Three 6' 4" x 10' 6" (1.93m x 3.21m)

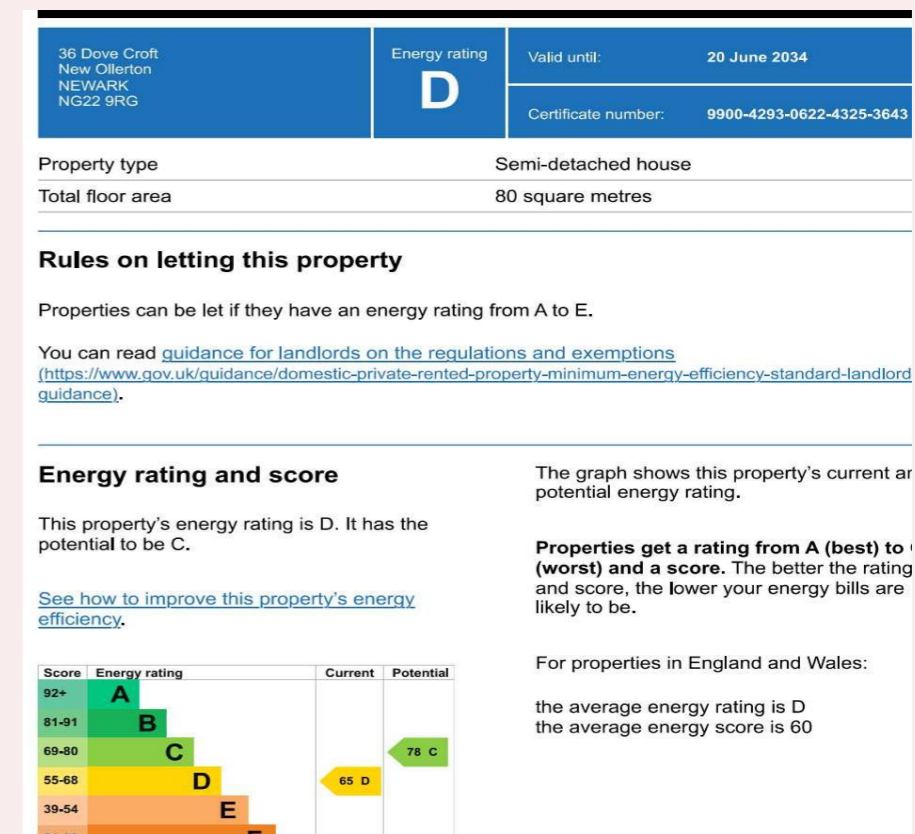
With uPVC window to the front aspect, radiator and pendant light fitting.

## Bathroom 5' 9" x 7' 3" (1.75m x 2.21m)

Fitted with a three piece suite comprising of bath with mains fed shower over, pedestal hand wash basin and low flush WC. Fully tiled walls and flooring, two obscure uPVC windows to the rear aspect, radiator and ceiling spotlights.

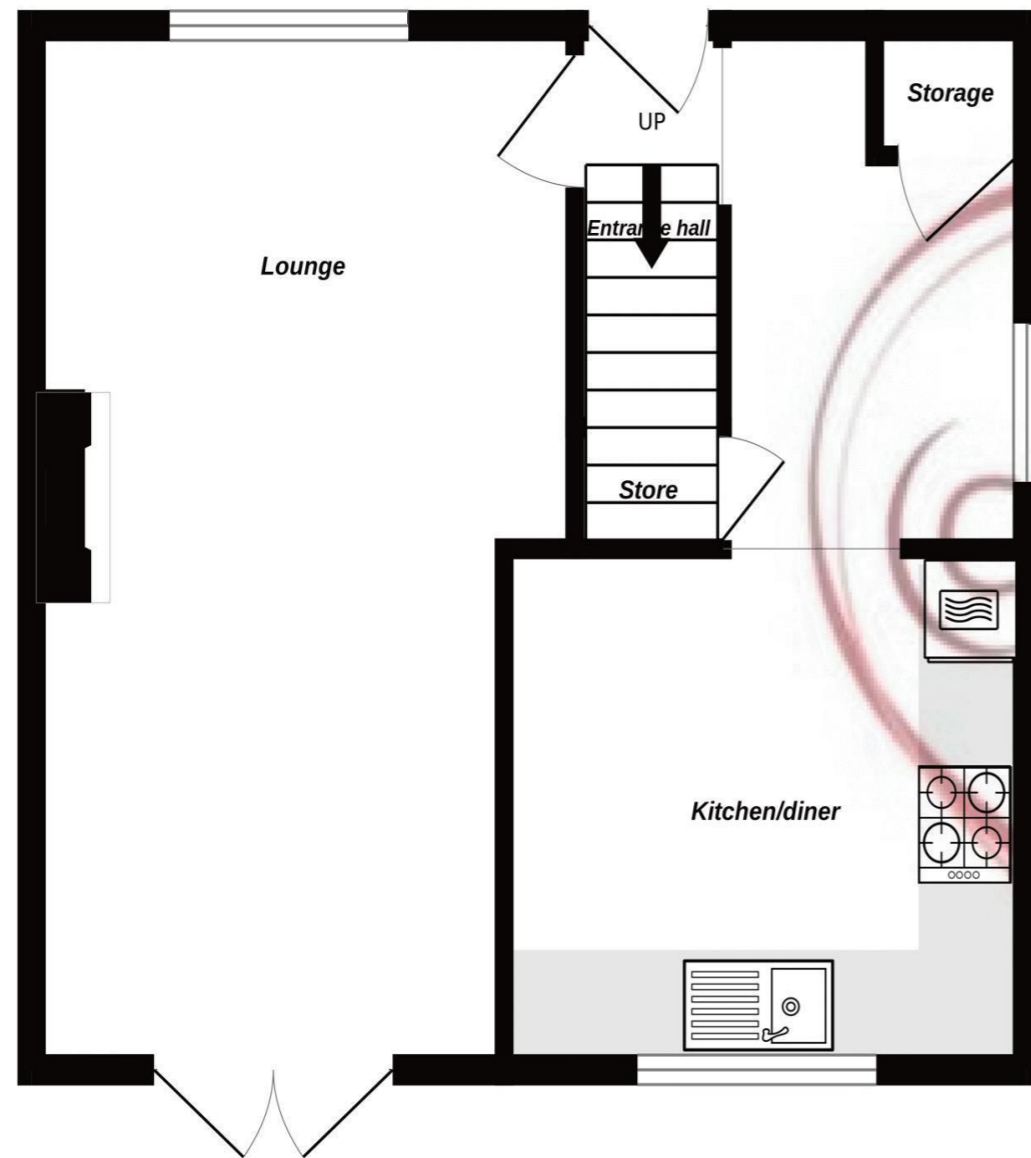
## Externally

The front of the property benefits from a lawned area and a path giving access to the front entrance and the gate leading onto the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with an array of mature shrubs and fruit trees. There is also a good sized Pergola with a polycarbonate roof over looking the immaculate garden. As well as the Pergola there is a slabbed patio area offering another great place to sit back and relax. Wood bark area which could be used for several purposes, outside tap and four sheds.

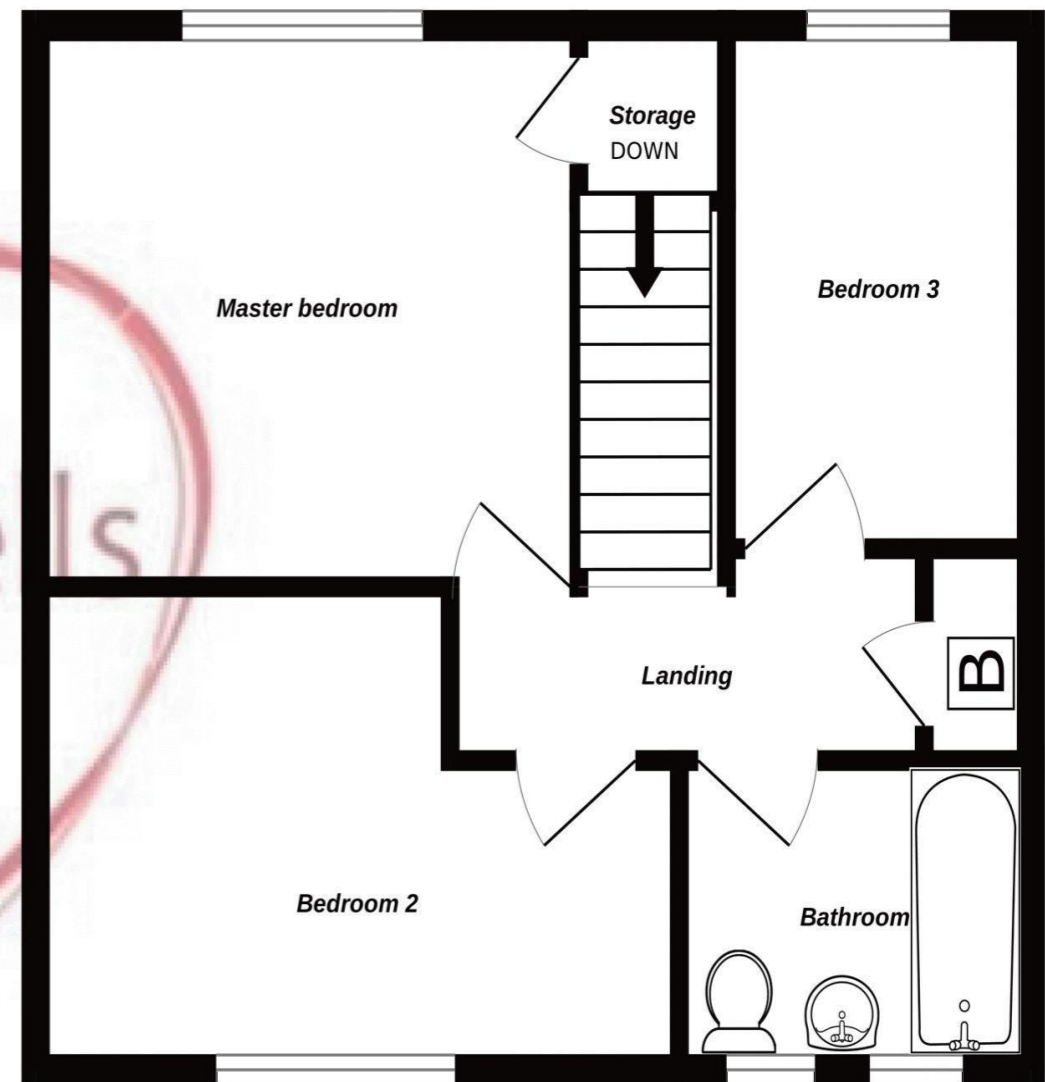




Ground Floor



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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