



*Main Street*

*Ollerton*



Offers in Excess of £395,000

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*Standing proudly.....*





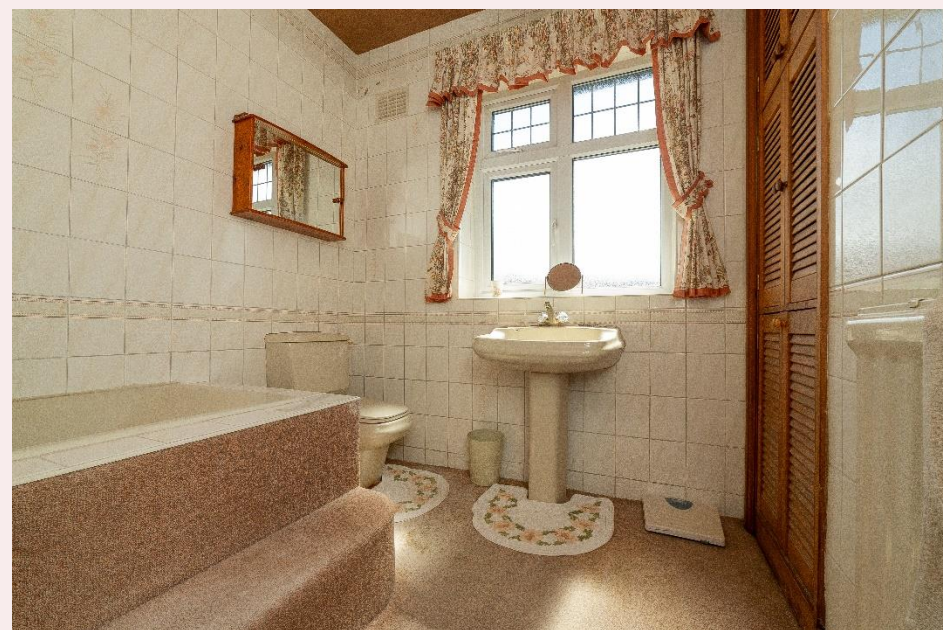
*Main Street*





# *Welcome*

If you're looking for your forever dream home, then look no further Joyous Garth is the property for you. Located in the popular old village of Ollerton and situated within a large plot, this 1950s property oozes potential. In need of modernisation this home offers the perfect blank canvas to create your perfect forever home. Large rooms, high ceilings and parquet flooring to the ground floor are welcomed features of this property. Spacious living accommodation offers the ideal place to entertain, with a large lounge, kitchen, and separate dining room. The first floor offers three larger than average bedrooms and a fourth study/ box bedroom along with the family bathroom. Externally the property has fantastic gardens to both the front and rear, with wonderfully maintained lawns and well-established plants. A detached garage and outside WC are additional benefits this property has to offer. We don't think this lovely family home will be around for long!!



# Step inside...

## **Entrance Hall** 9' 7" x 8' 5" (2.92m x 2.56m)

Enter through the stained glass and wood door into the entrance hall way, with carpet flooring, stairs off to the first floor, store cupboard and doors leading into the dining room, lounge and kitchen/ diner.

## **Lounge** 15' 11" x 12' 2" (4.84m x 3.72m)

The lounge has a large bay window to the front aspect, solid wood parquet flooring, radiator, uPVC window to the side and a focal tiled fire place.

## **Kitchen/ Diner** 16' 1" x 14' 8" (4.90m x 4.46m)

The kitchen/diner is fitted with wall and base units and round top worksurfaces with inset stainless steel sink drainer and mixer tap. Space and plumbing for washing machines, tumble dryer, fridge/freezer and free standing cooker. Tiled flooring, part tiled walls, dining area, two radiators, uPVC windows and door to the rear aspect and an opening that leads to the shower and cloakroom.

## **Dining Room** 12' 2" x 17' 5" (3.72m x 5.30m)

With a large bay window to the front aspect, solid wood parquet flooring and four radiators.

## **Shower Room** 6' 0" x 3' 4" (1.83m x 1.01m)

With shower cubicle and electric shower, part tiled walls, tiled flooring and obscure window to the rear.

## **Cloakroom** 4' 9" x 3' 5" (1.44m x 1.03m)

With low flush WC and hand wash basin, tiled flooring, obscure window and heated towel rail.

## **Landing**

With carpet flooring and doors leading to the four bedrooms and family bathroom.

## **Bedroom One** 17' 2" x 10' 2" (5.22m x 3.11m)

With carpet flooring, radiator and three uPVC windows.

## **Bedroom Two** 15' 7" x 12' 2" (4.76m x 3.72m)

With carpet flooring, radiator and dual aspect uPVC windows.

## **Bedroom Three** 15' 7" x 12' 2" (4.76m x 3.72m)

With carpet flooring, radiator and dual aspect windows.

## **Bedroom Four** 11' 5" x 7' 2" (3.48m x 2.18m)

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

## **Family Bathroom** 9' 1" x 7' 1" (2.77m x 2.17m)

The bathroom is fitted with a three piece suite comprising bath with electric over head shower, hand wash basin and low flush WC. Tiled walls, carpet flooring, obscure window to the rear and airing cupboard.

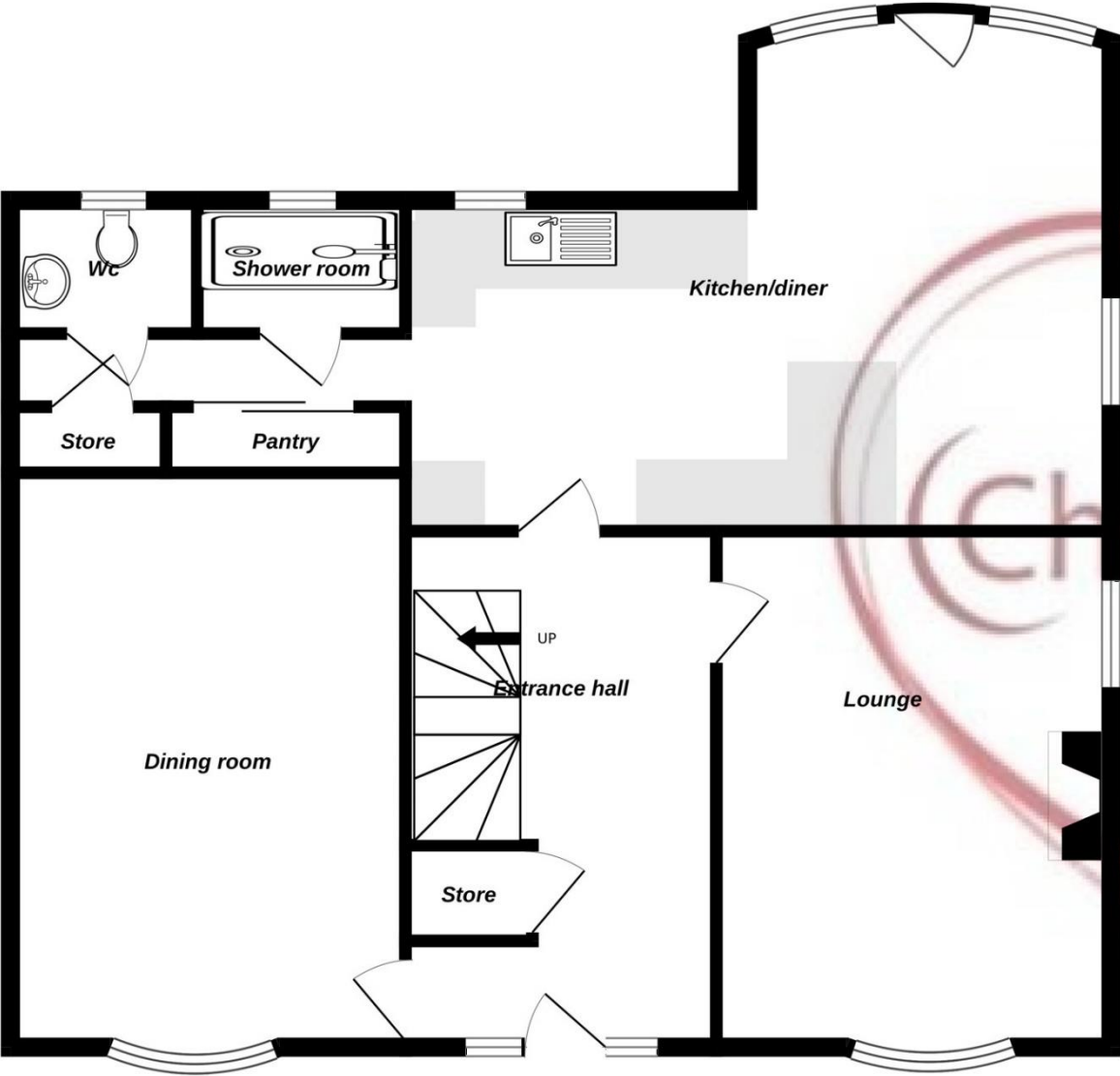
## **Outside**

The front of the property has two large lawn areas, one of which is raised. A long driveway leads to the house. The well established rear garden is laid mainly to lawn and has lots of plants, trees and shrubs. There is a large area laid to concrete for parking, a wooden storage shed, summer house, brick-built store shed and WC. With second gated access to the garden.

## **Detached garage** 17' 9" x 10' 0" (5.40m x 3.06m)

A detached brick built garage with power and lighting.

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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