



Cinder Lane

Ollerton



£190,000

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Perfect Property To
Make Your Own...





Cinder Lane





Welcome

Offered For Sale With No Upward Chain, this spacious three bedroom semi detached house sits within the village of Old Ollerton and would be the perfect property to add your own stamp to. Internally the property boasts a bright lounge, dining room, fitted kitchen and utility space to the ground floor with the first floor housing three generous bedrooms and a modern family bathroom. Externally you will find a private driveway and lawn to the front with a well maintained enclosed garden to the rear. Viewings are a must to appreciate the potential this property has to offer.



Step inside...

Entrance

Accessed through a uPVC door to the front aspect this spacious hallway is open plan to the dining room and benefits from laminate flooring, radiator and decorative ceiling light fitting.

Lounge 16' 11" x 13' 9" (5.16m x 4.18m)

Feature gas fire having a wood surround and marble insert and hearth. Carpet flooring, uPVC window to the front aspect, French doors opening out to the rear garden, radiator, rose ceiling light fitting, wall lights and Tv point.

Dining Room 16' 9" x 11' 5" (5.10m x 3.49m)

With built in storage cupboards, laminate flooring, uPVC windows to the side and rear aspect, radiator and decorative ceiling light fitting.

Kitchen 13' 5" x 6' 10" (4.10m x 2.08m)

Fitted with a range of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Tiled splashbacks and flooring, space for a tumble dryer and upright fridge freezer, ceiling light fitting, uPVC window and door to the rear aspect. Integrated appliances include a electric oven and hob with extractor hood over.

Utility Room

Space and plumbing for a washing machine with worksurfaces over, obscure uPVC window to the side aspect, vinyl flooring and pendant light fitting.

Master Bedroom 13' 1" x 10' 4" (4.00m x 3.16m)

With carpet flooring, built in wardrobes with mirrored sliding doors, uPVC window to the rear aspect, radiator and ceiling fan light fitting.

Bedroom Two 11' 2" x 10' 4" (3.41m x 3.14m)

With carpet flooring, uPVC window to the rear aspect, radiator, decorative ceiling light fitting and Tv point.

Bedroom Three 10' 5" x 7' 0" (3.18m x 2.14m)

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

Family Bathroom 7' 9" x 5' 11" (2.35m x 1.80m)

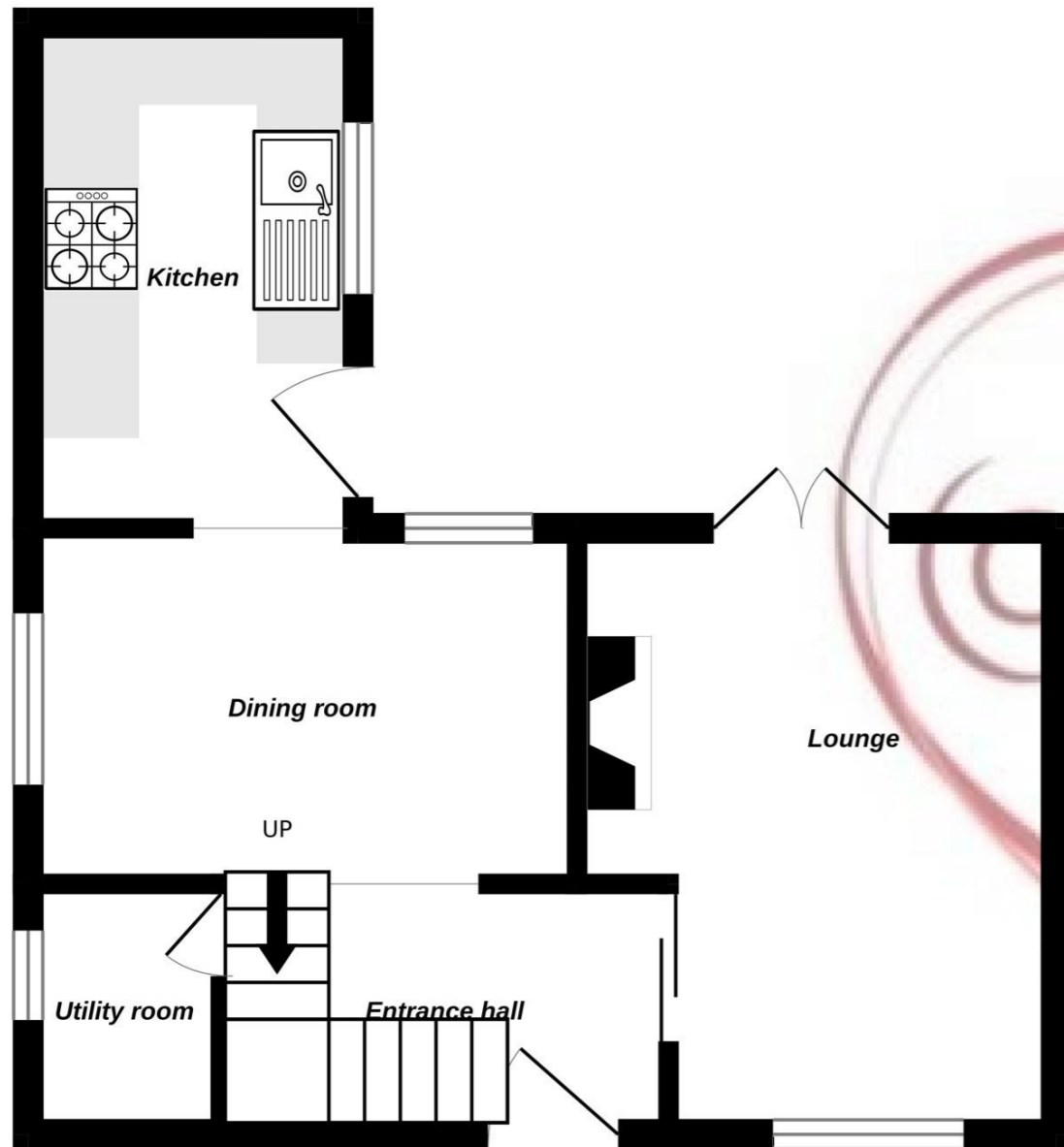
Fitted with a three piece suite comprising of bath with electric shower over, wash basin set within a vanity unit and low flush WC. Fully tiled walls and flooring, chrome heated towel rail, obscure uPVC window to the front aspect and ceiling spotlights.

Externally

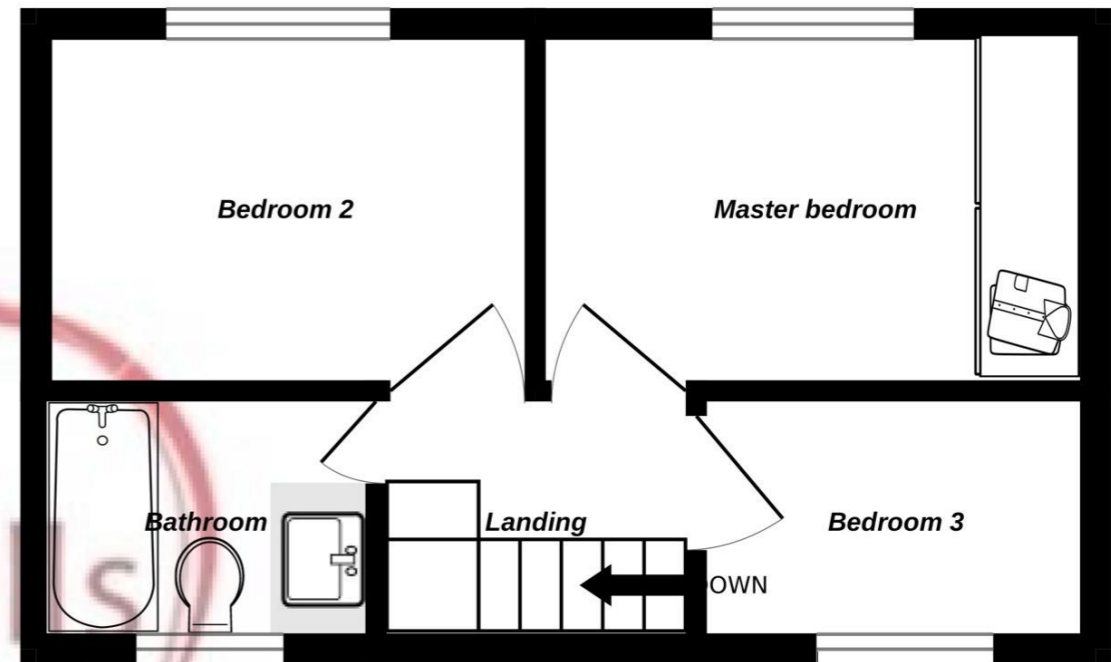
To the front of the property there is a good sized driveway offering ample off road parking space with an additional area laid to lawn. The rear of the property is fully enclosed and is mainly laid to lawn with a further good sized patio area. Additionally benefitting from outside power and water and two wooden store sheds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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