



*Petersmith Drive*

*New Ollerton*



Offers in the Region Of £165,000

**(Chadwells**  
Estate & Letting Agents





*Perfect Family Home...*





*Petersmith Drive*





# *Welcome*

Situated in the heart of Ollerton this three bedroom semi detached property has been fully renovated throughout. Internally the property boasts a spacious kitchen/diner and lounge to the ground floor with the first floor housing three well proportioned bedrooms, family bathroom and separate w/c. Not only will the inside of this property catch your eye but you will not be disappointed by the external. Fenced front garden which is mainly laid to lawn with path leading to the front door and gated access to the rear of the property. Brick built storage shed. Private rear garden which is fully fenced and mainly laid to lawn and complete with a decking area, ready for entertaining. Contact our office today to avoid missing out.



# Step inside...

## Entrance Hallway 5' 11" x 7' 0" (1.80m x 2.13m)

Accessed through a uPVC door to the front aspect having under stairs built in storage cupboard, laminate flooring, radiator, pendant light fitting and stairs off to the first floor.

## Lounge 10' 0" x 18' 2" (3.05m x 5.53m)

With carpet flooring, dual aspect uPVC windows to the front and rear aspect, ceiling light fitting, radiator.

## Kitchen/Diner 13' 2" x 18' 3" (4.01m x 5.56m)

Fitted with a range of matching wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include an electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine, two ceiling light fittings, laminate flooring, radiator, under stairs storage and uPVC door leading to the rear garden.

## First Floor Landing 10' 8" x 3' 3" (3.25m x 0.99m)

Carpet flooring, storage cupboard which houses a 'Baxi' combi boiler and access to loft.

## Master bedroom 10' 2" x 12' 4" (3.10m x 3.76m)

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

## Bedroom Two 9' 11" x 9' 3" (3.02m x 2.82m)

With carpet flooring, dual aspect uPVC windows to the front and side, pendant light fitting and radiator.

## Bedroom Three 7' 2" x 8' 7" (2.18m x 2.61m)

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

## W/C 4' 9" x 2' 7" (1.45m x 0.79m)

Low flush w/c with obscure window to rear aspect.

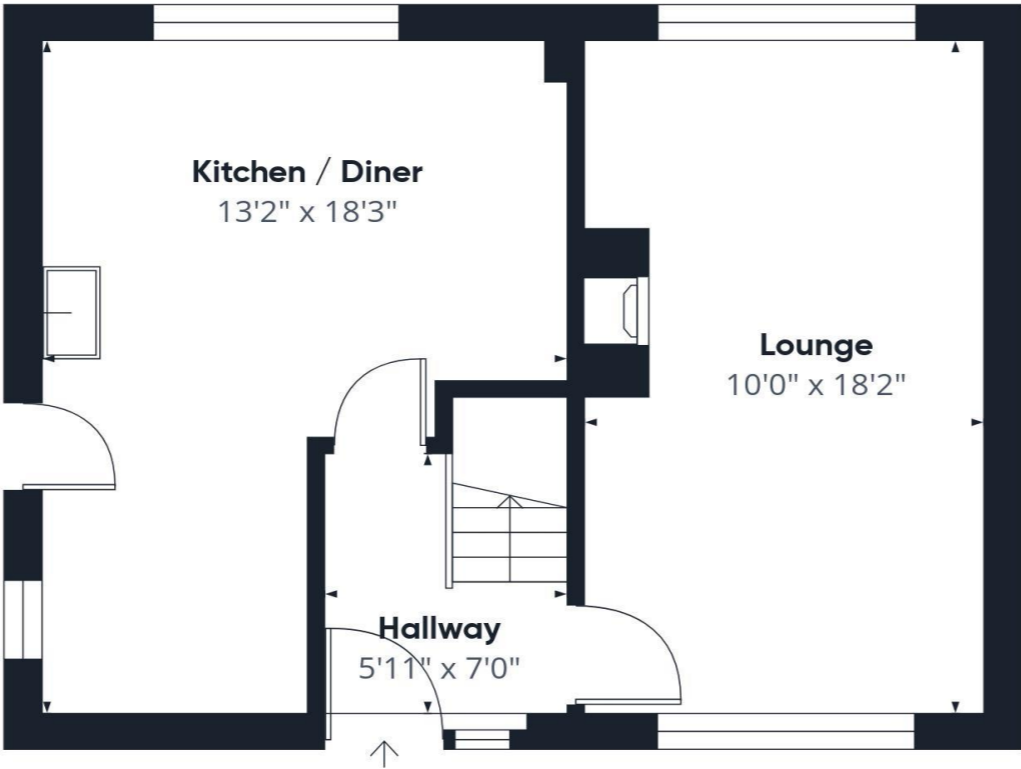
## Family Bathroom 5' 3" x 5' 6" (1.60m x 1.68m)

White two piece suite, comprising of pedestal sink and bath with shower over and shower screen. Radiator, ceiling light and obscure window to rear aspect.

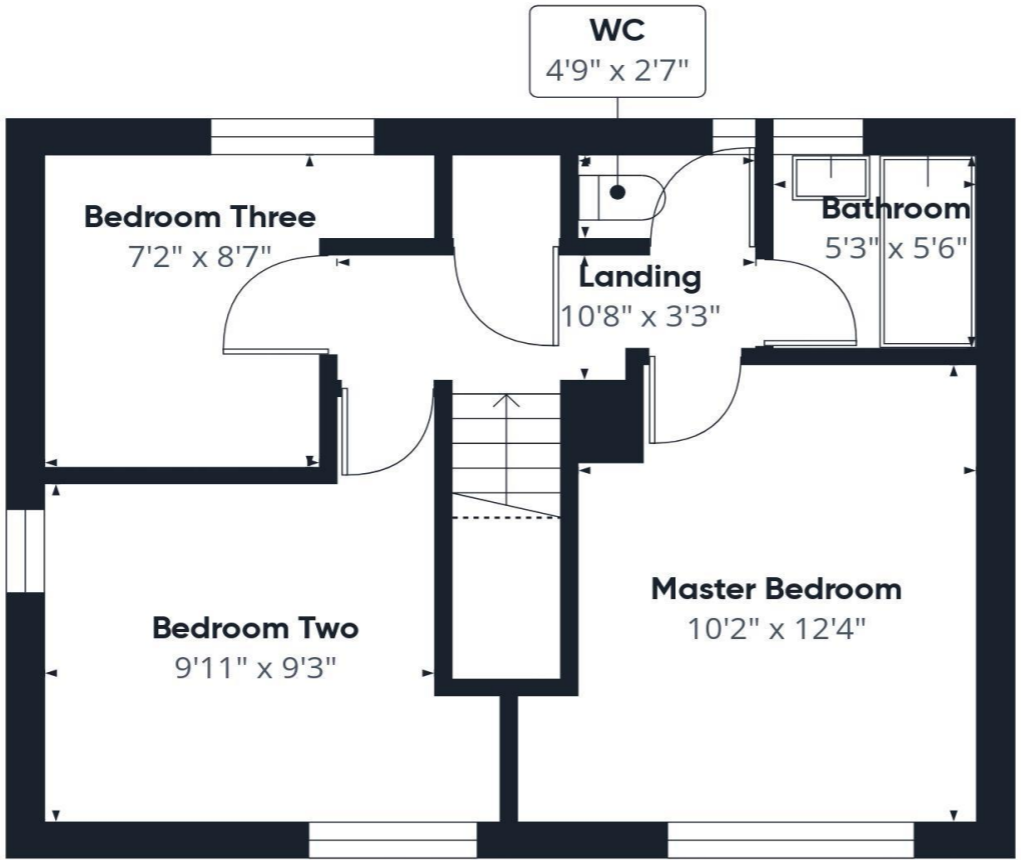
## Externally

Fenced front garden which is mainly laid to lawn with path leading to the front door and gated access to the rear of the property. Brick built storage shed. Private rear garden which is fully fenced and mainly laid to lawn and complete with a decking area, ready for entertaining. Solar panels - provided by Shade Greener free of charge and provide free electric to the householder.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
812 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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