



Petersmith Drive

Ollerton



£142,500

(Chadwells
Estate & Letting Agents





*Spacious Property Ready To
Make Your Own...*





Petersmith Drive





Welcome

Situated in the popular residential area of Ollerton, this property is a blank canvas ready and waiting for its new owner to create their dream family home. Offering spacious living accommodation comprising lounge, kitchen/ diner, three generously sized bedroom and a good sized rear garden. This property is offered for sale with no upward chain, viewings comes highly recommended.



Step inside...

Entrance Hall

Accessed through a wooden obscure glazed door to the front aspect and having carpet flooring, radiator, pendant light fitting and stairs off to the first floor landing.

Kitchen/ Diner 13' 1" x 18' 3" (3.98m x 5.56m)

Fitted with a range of wall and base units having roll top work surfaces over inset with a composite sink, drainer and mixer tap. Integrated electric oven with hob and extractor fan over. Space for fridge/ freezer and washing machine, tiled splash backs, carpet flooring, uPVC window to the side aspect, two ceiling light fittings, two radiators and patio doors leading to the rear garden.

Lounge 10' 0" x 18' 1" (3.05m x 5.51m)

With a feature fire having a marble insert, hearth and a wooden surround. Dual aspect uPVC windows, two radiators, two pendant light fittings and BT point.

Landing

With carpet flooring, pendant light fitting and loft access.

Master Bedroom 10' 3" x 12' 5" (3.12m x 3.78m)

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

Bedroom Two 10' 0" x 9' 5" (3.05m x 2.87m)

With dual aspect uPVC windows, carpet flooring, radiator and pendant light fitting.

Bedroom Three 10' 4" x 8' 9" (3.15m x 2.66m)

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

Shower Room 5' 5" x 5' 5" (1.65m x 1.65m)

Fitted with a three piece suite comprising of large shower cubicle with electric shower, low flush WC and wall mounted hand wash basin. Fully tiled walls, radiator, obscure uPVC window to the rear aspect and two ceiling light fittings.

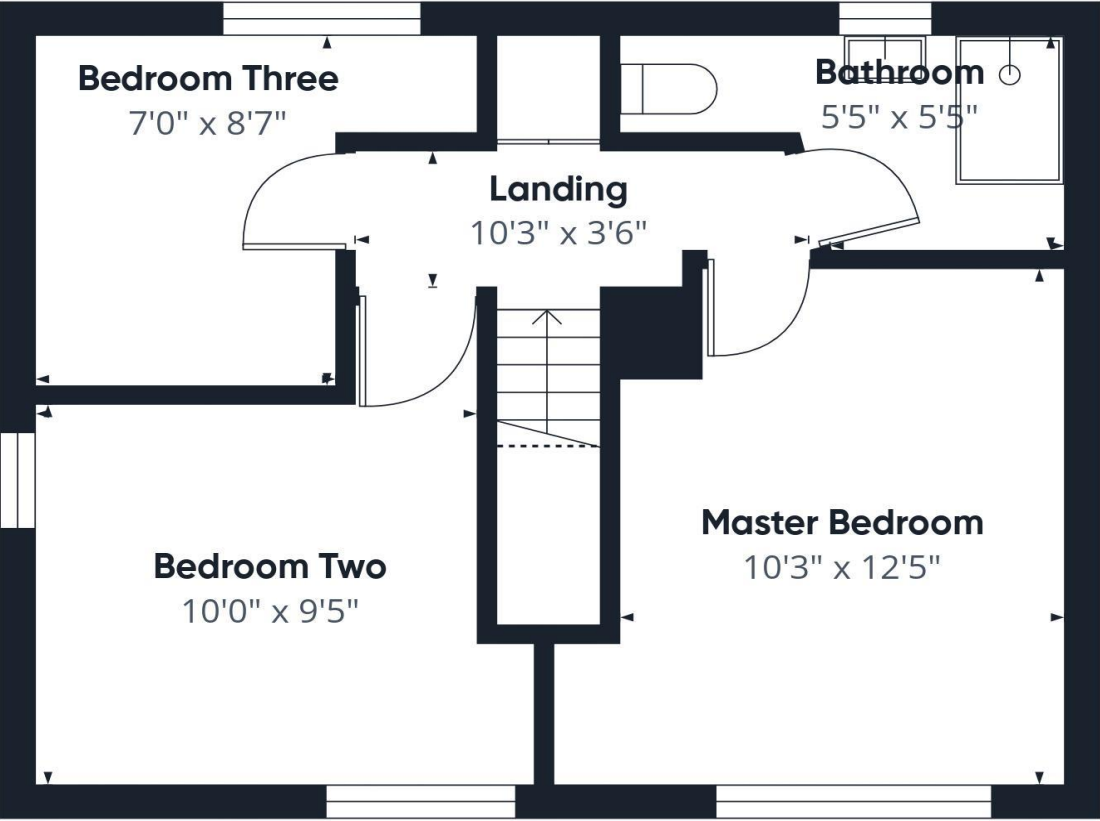
Externally

To the front aspect the garden is laid to lawn with mature hedge boarder and steps down to the property. The rear garden is laid mainly to lawn and has an array of mature trees and shrubs and a raised patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
805 ft²

(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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