



# Ollerton Close, Noctorum

£130,000



**LESLEY HOOKS**  
ESTATE AGENTS







Tucked away in a popular residential area, this deceptively spacious terraced house is full of surprises and perfect for families, first-time buyers, or buy to let investors wanting to add to their portfolio. With the added benefits of uPVC double glazing and combi-fired gas central heating, this well-presented home is ready for you to move straight in. Step through the porch into a welcoming hallway, where you'll find a convenient downstairs WC. The bright and airy lounge/dining room opens out through double doors into the rear garden – a perfect spot for entertaining or relaxing. The kitchen is well laid out and ideal for day-to-day family living. Upstairs, there are three generously sized double bedrooms, two of which come with fitted wardrobes, providing plenty of storage space. The spacious four-piece bathroom completes the upper floor, offering comfort and practicality. Outside, the rear garden is low maintenance and charming, featuring a handy outbuilding and double gates that open into a private driveway – a rare bonus! The front garden is neatly paved, adding to the home's great kerb appeal. Offered for sale with no onward chain, this home is a fantastic opportunity not to be missed. Book your viewing today! Council tax band A. Freehold.



#### **Porch**

5'8" (1.73m) x 3'8" (1.12m)

#### **Hallway**

11'7" (3.53m) x 4'1" (1.24m)

#### **Downstairs WC**

6'2" (1.88m) x 5'5" (1.65m)

#### **Lounge Dining Room**

21'9" (6.63m) x 10'11" (3.33m)

#### **Kitchen**

10'7" (3.23m) x 9'11" (3.02m)

#### **Bedroom One**

12'11" (3.94m) x 10'0" (3.05m)

#### **Bedroom Two**

10'0" (3.05m) x 11'5" (3.48m) Into  
Wardrobe Recess

#### **Bedroom Three**

10'2" (3.1m) x 8'6" (2.59m)

#### **Bathroom**

8'9" (2.67m) x 5'4" (1.63m)

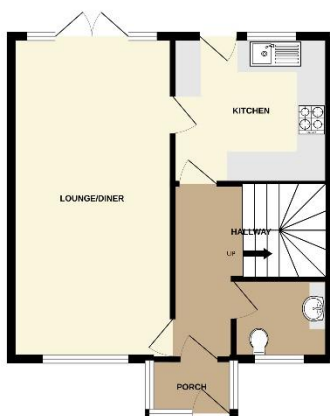








GROUND FLOOR  
487 sq. ft. (45.2 sq.m.) approx.



1ST FLOOR  
466 sq. ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 15002

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