



£170,000 Freehold

SKERRIS SCHOOL LANE | OLLERTON | NEWARK | NG22 9AR

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ESTATE AGENTS

A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS. Located in the charming village of Ollerton, Newark, this delightful semi detached house on School Lane offers a perfect blend of modern living and great location. The property is ideally situated, providing easy access to local amenities and picturesque countryside, making it an excellent choice for families and professionals alike.

Upon entering the ground floor, you are welcomed by a spacious hall that sets the tone for the rest of the home. The well-appointed kitchen is designed for both functionality and style, featuring ample storage and workspace, perfect for culinary enthusiasts. Adjacent to the kitchen, the inviting living room provides a comfortable space for relaxation and entertaining, while a convenient WC adds to the practicality of this level.

Moving to the first floor, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-designed bathroom serves the upper level, featuring modern fixtures and a soothing atmosphere, ideal for unwinding after a long day.

Outside, the property boasts a charming garden area, providing a lovely space for outdoor activities or simply enjoying the fresh air. The semi detached position allows for added privacy and a sense of community, making this home a wonderful opportunity for those seeking a tranquil yet connected lifestyle.

Call now to book a viewing!





Hall

Hallway leading to;

Kitchen 9'1" x 11'7"

Matching cabinets with a tiled backsplash and flooring, an integrated oven with space for additional appliances, an inset sink, and a window to the front elevation.

Living Room 16'6" x 10'3"

Spacious living room with carpeted flooring, a central heating radiator, a window to the rear, and patio doors leading to the garden

WC 2'10" x 6'0"

Low flush WC and hand wash basin.

Landing

Landing to the first floor.

Bedroom One 9'8" x 15'10"

Spacious master bedroom with carpeted flooring, a central heating radiator, and a window to the rear elevation.

Bedroom Two 9'3" x 10'4"

Second bedroom with carpeted flooring, a central heating radiator, and a window to the rear elevation.

Bathroom 7'6" x 5'8"

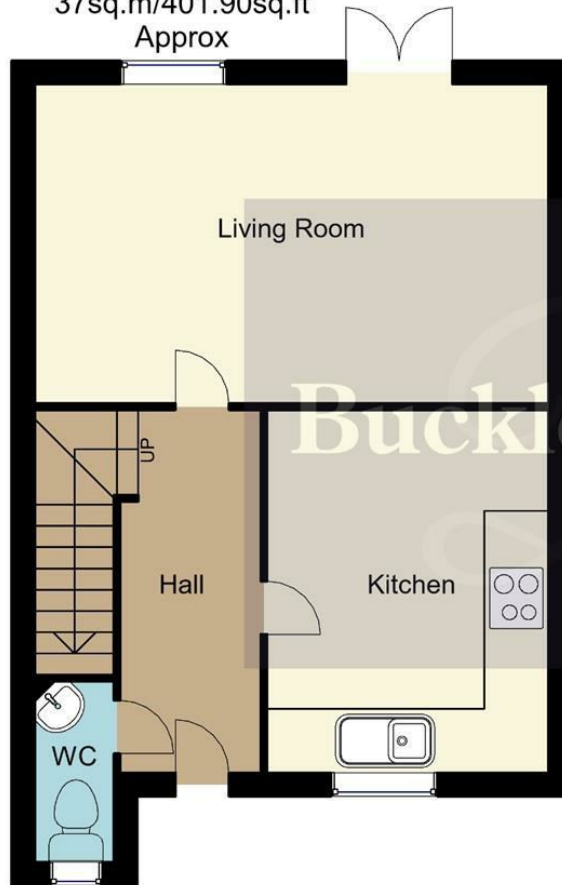
Three piece suite with bath, shower and low flush WC.

Outside

To the front is a large driveway with space for multiple vehicles, while to the rear is a well-maintained garden featuring a lawn area and a small patio.



Ground Floor
37sq.m/401.90sq.ft
Approx



First Floor
36sq.m/390.49sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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