BURGIN ATKINSON
& C O M P A N Y



106 The Markhams

New Ollerton, Newark, NG22 9QY

Offers In The Region Of £140,000

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Sizeable no chain property offering a bright entrance hall, spacious dual-aspect living room with gas fire, and kitchen diner. Externally, the property benefits from front and rear gardens, ample off-road parking and a detached garage.







Description

Internally, the property begins with a bright and welcoming entrance hall, providing access to the first floor and kitchen diner. The kitchen diner is fitted with integrated appliances and benefits from a large window, allowing an abundance of natural light to flood the room. The spacious, dual-aspect living room features a gas fire set on a tiled hearth with a mantel above, complemented by attractive exposed brickwork.

To the first floor, the main bedroom features built-in wardrobes, while the second bedroom is a good-sized double and the third is a smaller bedroom. The modernised shower room comprises a walk-in shower, wash hand basin and WC.

Externally, the raised rear garden is predominantly laid to lawn, with a concrete patio area providing an ideal space for outdoor seating. To the side of the property, there is parking for multiple vehicles along with a detached garage. To the front, a spacious lawned garden is enclosed by a mature hedged perimeter.

Location

Located in New Ollerton within easy reach of local shops, schools, and amenities, as well as convenient transport links to Mansfield, Newark and the A1, this home offers a perfect blend of comfort, practicality and style.

Living Room 19'9" x 9'10" (6.02 x 3.02)

Kitchen Diner 9'11" x 11'1" (3.04 x 3.40)

Bedroom One 10'4" x 9'6" (3.17 x 2.91)

Bedroom Two 9'0" x 13'7" (2.76 x 4.16)

Bedroom Three 10'9" x 6'5" (3.29 x 1.97)

Bathroom 5'10" x 7'6" (1.78 x 2.30)

General Remarks & Stipulations

Council Tax: We are advised by Newark & Sherwood Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

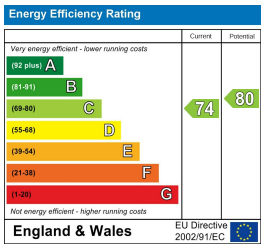
Area Map

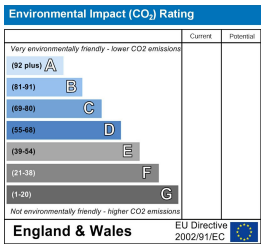


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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