



1 LAVENDER CLOSE, NEW OLLERTON  
£275,000

BROWN & CO

# 1 LAVENDER CLOSE, NEW OLLERTON, NEWARK, NG22 9GB

## DESCRIPTION

Delightful and very well presented detached property in this small, exclusive cul-de-sac. The property benefits from a dual aspect living room, a modern fitted kitchen dining room as well as en suite facilities to the master bedroom. The gardens back onto open space and there are landscaped gardens to the front as well as a driveway and an attached single garage.

## LOCATION

Lavender Close is on the edge of the small village of Ollerton which provides good local amenities including Sainsburys and Tescos as well as some individual stores. The A57 is within comfortable distance linking to Nottingham and Worksop. Retford town centre and Newark are both equidistant providing a mainline station on the London to Edinburgh inter city link. There are schools close by for all age groups as well as some delightful countryside for dog walking etc.

## DIRECTIONS

What3words//

## ACCOMMODATION

Composite door with slimline double glazed window into

ENTRANCE PORCH with tile effect laminate flooring.

HALLWAY dog legged staircase with rear aspect double glazed window to the first floor. Under stairs storage cupboard.

CLOAKROOM with white low level wc. Wall mounted hand basin with tiled splashback, extractor and spot lighting.

## KITCHEN DINING ROOM 21'10" x 9'5" (6.69m x 2.90m)

**Kitchen area** front aspect double glazed window. A good range of white coloured base and wall mounted cupboard and drawer units. Single sink drainer unit with mixer tap, integrated slimline dishwasher below as well as space and plumbing for washer dryer. Integrated fridge freezer, electric oven, four ring gas hob with extractor. Cupboard housing Worcester gas fired central heating boiler. Part tiled walls and part glazed door to the side.



Dining area square bay double glazed window overlooking the garden.



**LIVING ROOM 16'9" x 10'4" (5.15m x 3.17m)** dual aspect double glazed corner fitted windows and rear aspect double glazed French doors leading into and overlooking the garden. Feature log effect electric wall mounted fire, TV and telephone points.



**FIRST FLOOR LANDING** access to roof void which could provide a possibility for further sleeping accommodation. Built-in airing cupboard with Range Tribute HE water system.

**BEDROOM ONE 16'9" x 10'4" (5.15m x 3.17m)** dual aspect double glazed corner windows, additional side aspect double glazed window. TV and telephone points. Door to



**EN SUITE SHOWER ROOM 5'5" x 3'2" (1.68m x 0.96m)** rear aspect obscure double glazed window. Corner fitted tile enclosed shower cubicle with mains fed shower and glazed screen. Pedestal hand basin with tiled splashback. Low level wc. Shaver socket, extractor.



**BEDROOM TWO 9'6" x 8'8" (2.92m x 2.68m)** rear aspect double glazed window with views to the garden and open space beyond.



**BEDROOM THREE 9'6" x 7'7" (2.92m x 2.34m)** side aspect double glazed window.

**FAMILY BATHROOM 6'9" x 6'5" (2.09m x 1.99m)** front aspect obscure double glazed window. Three piece white suite of panel enclosed bath, pedestal hand basin, part tiled walls, low level wc. Shaver socket and extractor.



## OUTSIDE

The front garden has a wooden fence surround and has been slated for low maintenance with a path to the front door. A selection of trees and shrubs and foliage. To the side is a driveway with space for two vehicles leading to **BRICK BUILT GARAGE** with up and over door, power, light and large pitched roof for storage. Access to the garden which is fenced with a good area of lawn and pebbled and slated surround by way of railway sleepers with some established shrub and flowers. Additional under window slated area. Paved patio and path. External water supply and lighting.

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

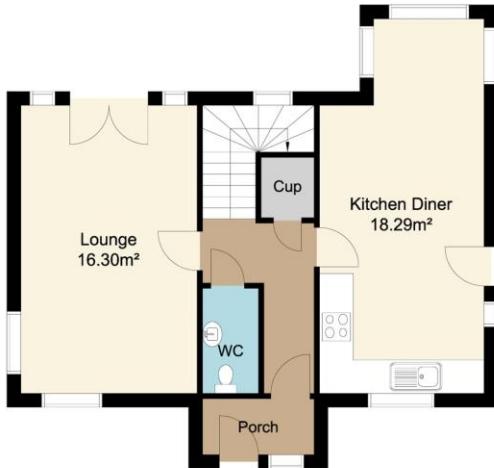
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2026.

| Energy Efficiency Rating                             |         |                         |
|------------------------------------------------------|---------|-------------------------|
|                                                      | Current | Potential               |
| Very energy efficient - lower running costs<br>(92+) | A       | 90                      |
| (81-91)                                              | B       |                         |
| (69-80)                                              | C       | 78                      |
| (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 |

Ground Floor  
48 sq m/516.66 sq ft  
Approx.



First Floor  
45 sq m/484.37 sq ft  
Approx.



Outbuilding  
14 sq m/150.69 sq ft  
Approx.



Total Approx Floor Area 107.00 sq m/ 1151.73 sq ft

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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan..

CP Property Services @2026



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