



£180,000 Freehold

9 LIME TREE ROAD | NEW OLLERTON | NEWARK | NG22 9XA

**BuckleyBrown**  
ESTATE AGENTS

DON'T MISS OUT – CALL NOW TO BOOK YOUR VIEWING!!!...We are delighted to present this beautifully maintained three-bedroom semi-detached house on Lime Tree Road, New Ollerton. Set in a peaceful and welcoming area, the property is close to local shops, schools, and transport links, while New Ollerton itself offers a strong community feel and easy access to Newark and surrounding towns.

The home opens into a bright living room with a striking feature electric fireplace, providing a warm and inviting space to relax or entertain. The kitchen is practical and well-lit, with ample storage and workspace, overlooking the rear garden.

Upstairs, there are three generous bedrooms, all filled with natural light, and a family bathroom with a bath and overhead shower. A separate WC adds convenience.

Externally, the property boasts off-road parking to the front and a generous rear garden with lawn and paved patio, perfect for outdoor entertaining or quiet relaxation.

This property offers a wonderful opportunity to enjoy a light, versatile home in a sought-after location. Early viewing is highly recommended to appreciate the accommodation and the lifestyle on offer in New Ollerton.





#### Hall

Additional storage and access to;

#### Living Room 14'11" x 12'0"

Finished with carpeted flooring and a striking feature electric fireplace, the room also benefits from a central heating radiator. A large window to the front elevation floods the space with natural light, creating a bright and welcoming atmosphere.

#### Kitchen 13'1" x 9'7"

Featuring laminate flooring, integrated storage cupboards with work surfaces over and space to accommodate additional appliances. The room includes an integrated hand wash basin, ample storage cupboards and a central heating radiator. A large window to the rear elevation provides excellent natural light.

#### Porch

Provides practical access to the rear garden.

#### Hall

Convenient outside access, to the side elevation.

#### Landing

Access to;

#### Bedroom One 12'0" x 11'10"

A spacious room featuring carpeted flooring and a central heating radiator. A large window to the front elevation provides excellent natural light and offers open views to the front of the property.

#### Bedroom Two 12'0" x 9'8"

Located to the rear of the property, the



room benefits from carpeted flooring, central heating radiator and an additional built-in storage cupboard, offering maximum practicality.

#### Bedroom Three 8'8" x 8'9"

The room is finished with plush carpeted flooring and benefits from a central heating radiator, with a window to the front elevation allowing for natural light throughout.

#### WC 5'4" x 2'7"

One-piece suite comprising a low-flush toilet, with a window to the side elevation providing natural light.

#### Bathroom 5'4" x 6'7"

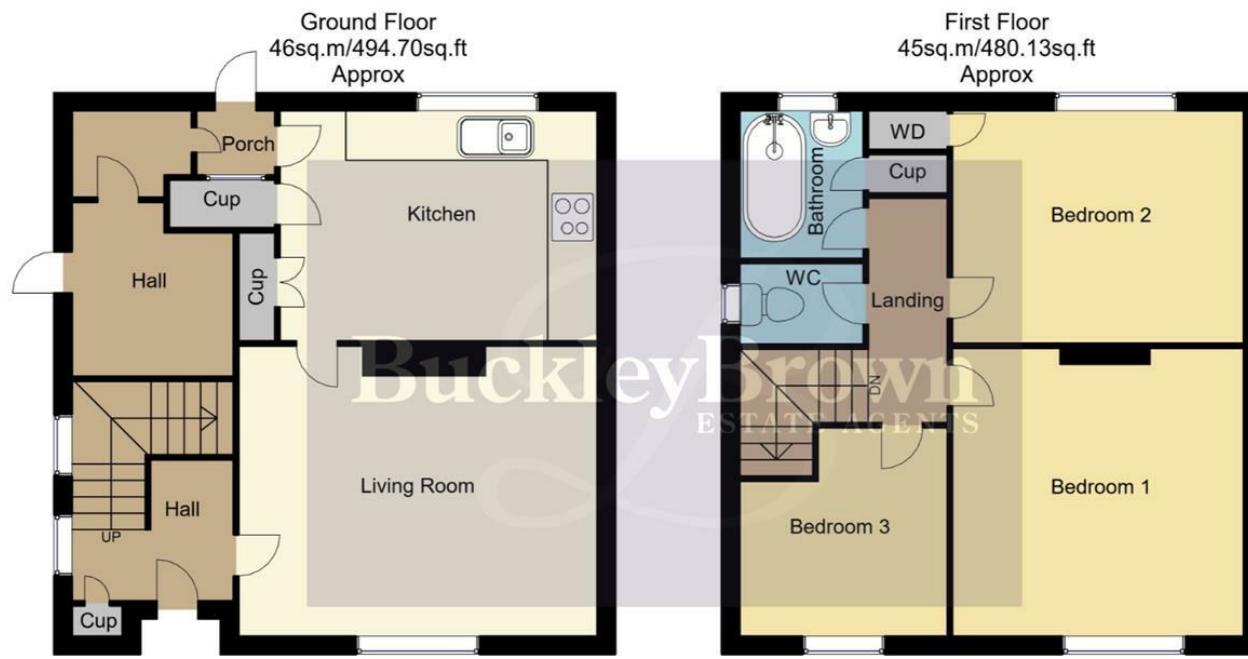
A two-piece suite comprising a luxurious bath with overhead shower and a hand

wash basin, complemented by a window to the rear elevation.

#### Outside

The property benefits from off-road parking on a well-maintained driveway to the front. At the rear, there is a generous, private garden featuring a lawn and a paved patio area, perfect for outdoor entertaining and relaxation.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-81) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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