



# *Church View*

## *Ollerton*



Offers in the Region Of £269,000

**Chadwells**  
Estate & Letting Agents



A two-story red brick house with a white bay window on the ground floor and a smaller white window on the first floor. The roof is covered in red tiles. A satellite dish is mounted on the side of the house. A white downspout runs down the side of the house. A small blue and white alarm box is visible on the wall. The house is situated in a residential area with other brick buildings nearby.

A green wooden fence with a double gate, situated in the backyard of the house. The fence is made of vertical wooden planks and is painted a light green color. A dark brown arched gate is visible on the right side of the fence.

A large area of light-colored gravel, likely used for a driveway or a decorative garden path. The gravel is spread out in a rectangular shape, covering a significant portion of the foreground. The gravel is composed of small, light-colored stones.

A small garden area with a blue water butt and a potted plant. The garden is situated to the left of the house and contains a blue water butt, a potted plant, and some other garden items. The garden is enclosed by a wooden fence.

A tall red brick building with several windows, situated to the right of the main house. The building is made of red bricks and has a flat roof. It is situated in a residential area with other brick buildings nearby.





*Church View*





# *Welcome*

This four bedroomed family home is situated in a sought after location on a quiet cul sac within close proximity to village amenities & schools. The ground floor offers you a wealth of options. The current owners have cleverly turned the living room into a self contained annexe with its own entrance and shower room. Moving further into the ground floor you enter the bright and airy open plan family living that is further enhanced from a log burner and the clever use of a sky light. Moving upstairs to the first floor offers four bedrooms including the master with en-suite shower room together with a family bathroom. Outside it offers open plan frontage with parking for two vehicles & fully enclosed rear court yard garden.



# Step inside...

## Entrance Hall

Private access to living room/annex. Laminated flooring, ceiling light, under stairs storage cupboard and access into main body of property.

## Living Room/Annex 10' 9" x 17' 9" (3.28m x 5.4m)

With two windows, one being a bay, to the front aspect. Laminate flooring, two ceiling lights, radiator. The current vendors have cleverly turned this room into a self contained annex with a living room area, bedroom space and shower room.

## Shower Room 3' 3" x 8' 1" (0.99m x 2.47m)

Three piece suite consisting of pedestal wash basin, low flush w/c and corner shower unit.

## Inner Hall

Carpet flooring, ceiling light and stairs leading to first floor.

## Cloakroom 3' 3" x 5' 5" (1.00m x 1.64m)

Two piece suite consisting of white pedestal wash basin and low flush w/c. Vinyl flooring, ceiling light and uPVC obscure window to side aspect.

## Open Plan Living Area 27' 11" x 18' 2" (8.5m x 5.53m)

Large, bright and airy open plan family living area with tiled flooring that offers you under flooring heating. The kitchen area offers a range of floor and wall units with roll top work surface and black composite one and half sink with mixer tap. Space and plumbing for washing machine and dish washer plus space for fridge/freezer. Large five ring range cooker with extractor fan over. To the side of the kitchen area is plenty of space for entertaining and family dining. If that's not all, you move into the family living area that offers additional heating from the wood burner. All of this open space is enhanced by the large sky light and bi fold doors that lead out to the enclosed courtyard rear garden.

## Master bedroom 13' 11" x 10' 11" (4.24m x 3.34m)

Large double bed room with bay window to front aspect, built in wardrobe, carpeted flooring, radiator and ceiling light.

## En-suite 4' 10" x 5' 9" (1.47m x 1.74m)

Fully tiled floors and walls, with shower cubicle, pedestal wash basin and low flush w/c in vanity units, heated towel rail, ceiling light, obscure window to side aspect.

## Bedroom Two 10' 9" x 9' 0" (3.27m x 2.74m)

Good size double bedroom with window to rear aspect, carpet flooring, radiator, ceiling light and built in wardrobe/storage.

## Bedroom Three 10' 10" x 6' 7" (3.3m x 2.00m)

Carpet flooring, radiator, ceiling light and window to front aspect.

## Bedroom Four 7' 8" x 9' 0" (2.33m x 2.74m)

Carpet flooring, radiator, ceiling light and window to rear aspect.

## Family Bathroom 6' 7" x 5' 11" (2.00m x 1.8m)

Three piece suite, consisting of pedestal wash basin, low flush w/c and bath with shower over. Ceiling light, radiator and obscure window to side aspect.

## Garage (converted)

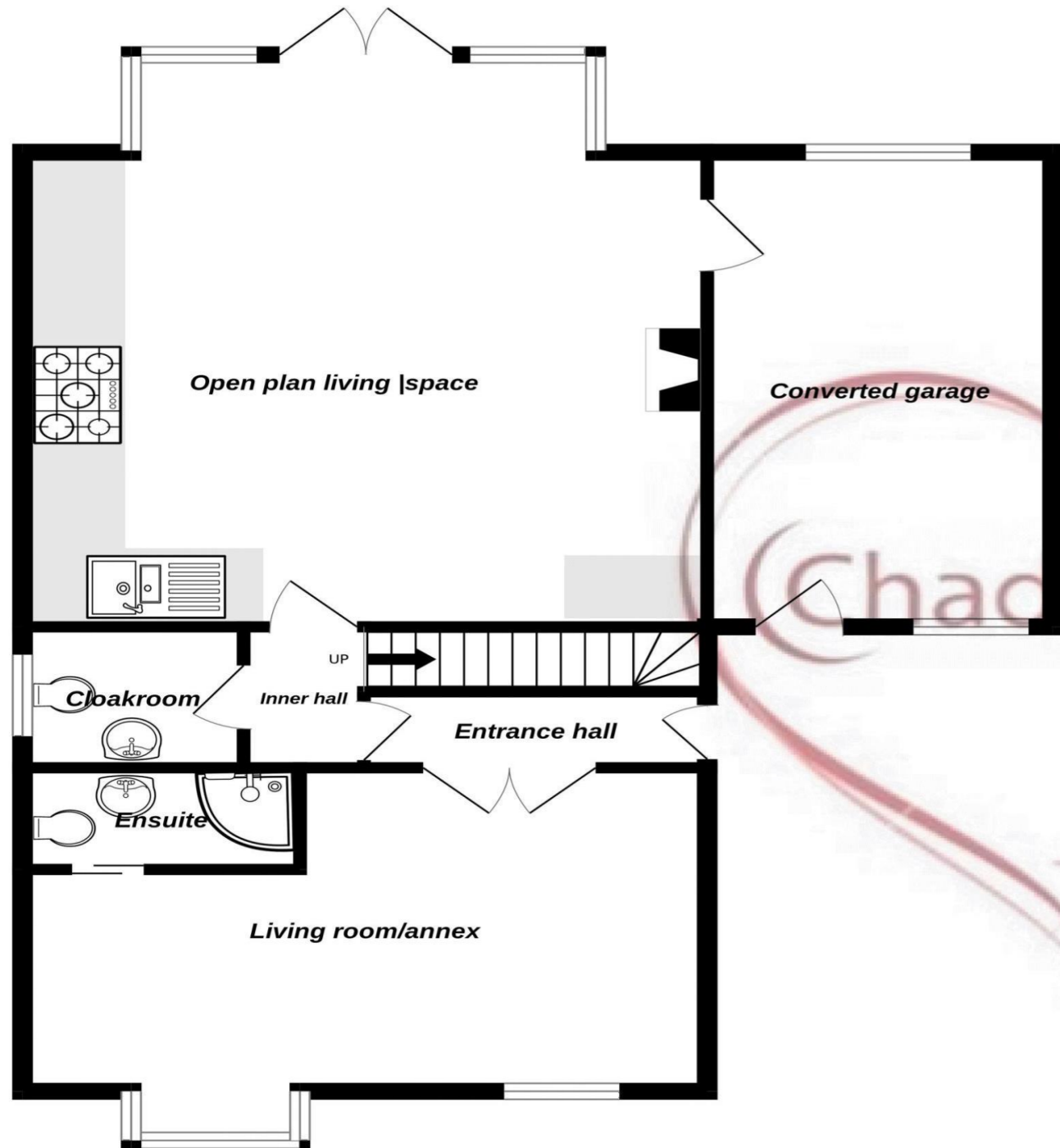
The current vendor has converted the garage into studio/music room with access into the family living area and also the side of the property. Ladder access to the boarded loft space with lights and electrics.

## Externally

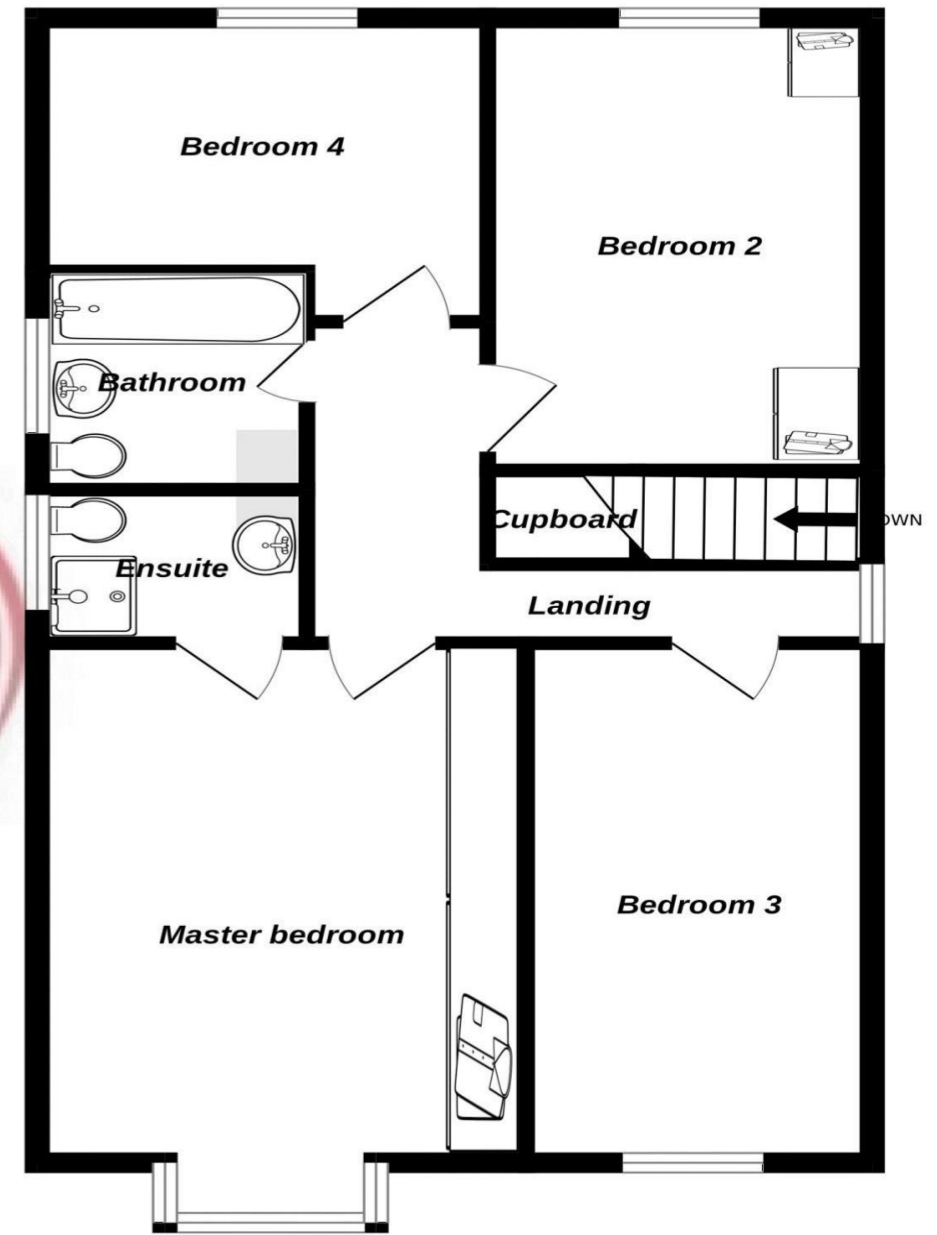
Outside offers an open plan frontage with parking for two vehicles, gated access to the side of the property and a fully enclosed rear courtyard garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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