



*Market Place*

*Ollerton*



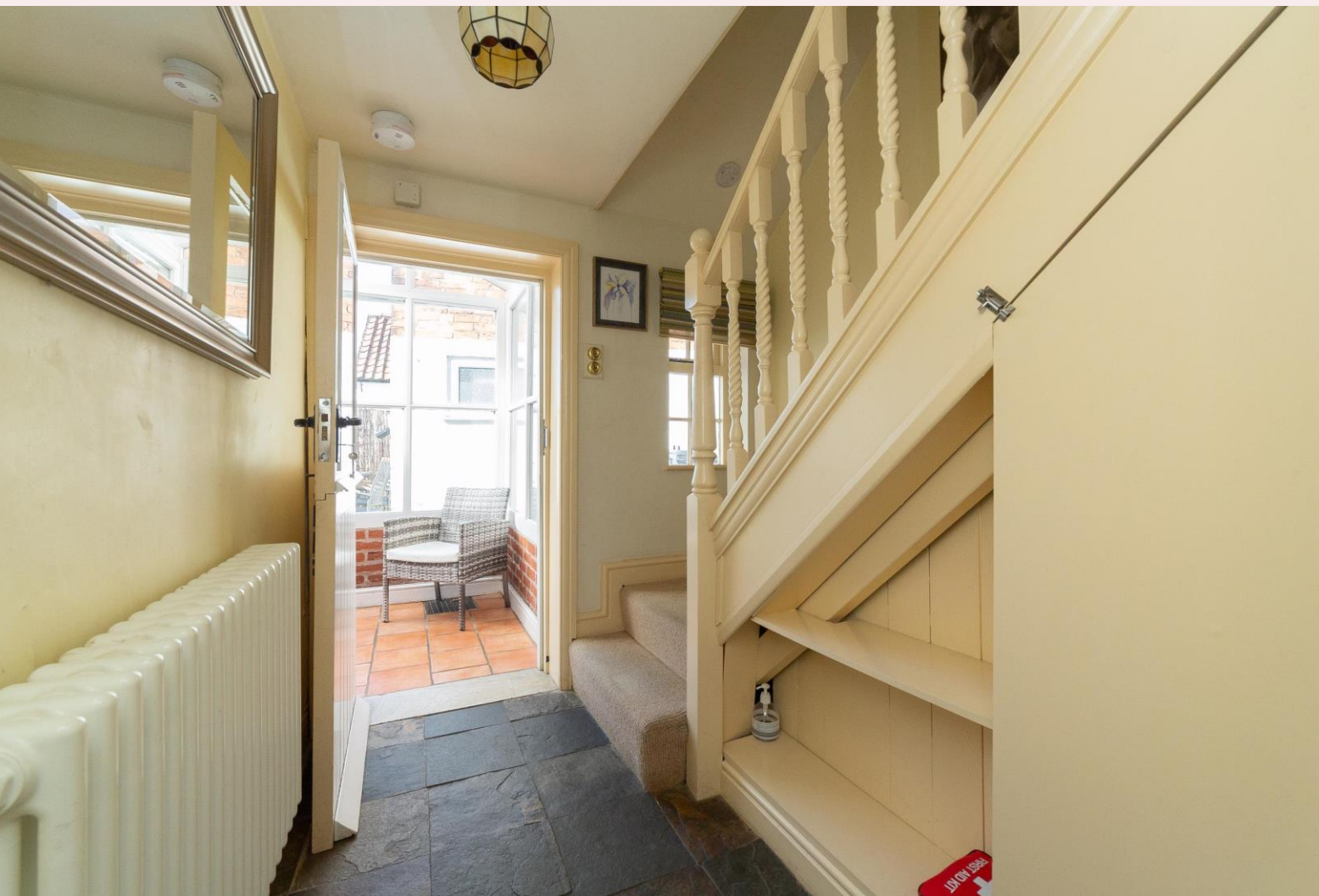
Auction Guide Price £225,000

**(Chadwells**  
Estate & Letting Agents









*A wonderful family home oozing  
in charm and character....*







*Market Place*







# *Welcome*

We are delighted to bring this lovely cottage situated in the sought after village of Old Ollerton. Located by the picturesque river Maun, this cottage offers fantastic living space throughout with the plenty of original features including wooden ceiling beams and brick fireplaces. The property consists of a fully equipped kitchen with separate utility room, a large lounge, separate dining room and three brilliantly sized bedrooms and a four-piece fitted family bathroom. Externally there is a very private rear garden, which is a real suntrap during the summer months! Viewings are essential to appreciate the high-quality finishes and wonderful space this property has to offer.



# Step inside...

## Entrance Hallway

Enter through the Wooden door into the hallway with Radiator, tile floor and under stairs storage.

## Kitchen *7' 2" x 9' 8" (2.179m x 2.939m)*

The kitchen is fitted with a range of wall and base units, with square edge, marble worktops and inset white Belson sink with brass mixer taps. There is integrated appliances including Range cooker and dishwasher. Tiled splashback, tiled flooring, window to the rear of the property and a doorway leading into the dining room.

## Utility Room *7' 10" x 8' 2" (2.38m x 2.49m)*

The utility room is fitted with a range of wall and base units, with square edge, marble worktops and inset single ceramic sink with mixer taps. There is space and plumbing for washing machine. Tiled splashback, tiled flooring, window to the rear of the property and a doorway leading into the conservatory.

## Dining Room *12' 2" x 17' 11" (3.70m x 5.45m)*

The dining room has two UPVC windows, tiled flooring, radiator and a door leading to the living room. Original features include wood ceiling beams and feature fireplace.

## Lounge *12' 4" x 19' 2" (3.768m x 5.84m)*

The bright and airy lounge has solid wood flooring, radiator, dual aspect windows and features wood beams to ceiling.

## Conservatory *4' 6" x 13' 7" (1.36m x 4.137m)*

The conservatory has tiled flooring, radiator, french doors to the garden and doors leading to utility room and entrance hall.

## First Floor Landing

With carpet flooring and access to the three bedrooms and family bathroom.

## Master Bedroom *12' 7" x 14' 2" (3.827m x 4.318m)*

The master bedroom has solid wood flooring, two radiators, dual aspect windows and built in wardrobes.

## Bedroom Two *12' 6" x 6' 8" (3.81m x 2.039m)*

With solid wood flooring, radiator and window.

## Bedroom Three *7' 2" x 11' 3" (2.189m x 3.44m)*

with solid wood flooring, radiator and window.

## Family Bathroom *8' 11" x 8' 3" (2.71m x 2.52m)*

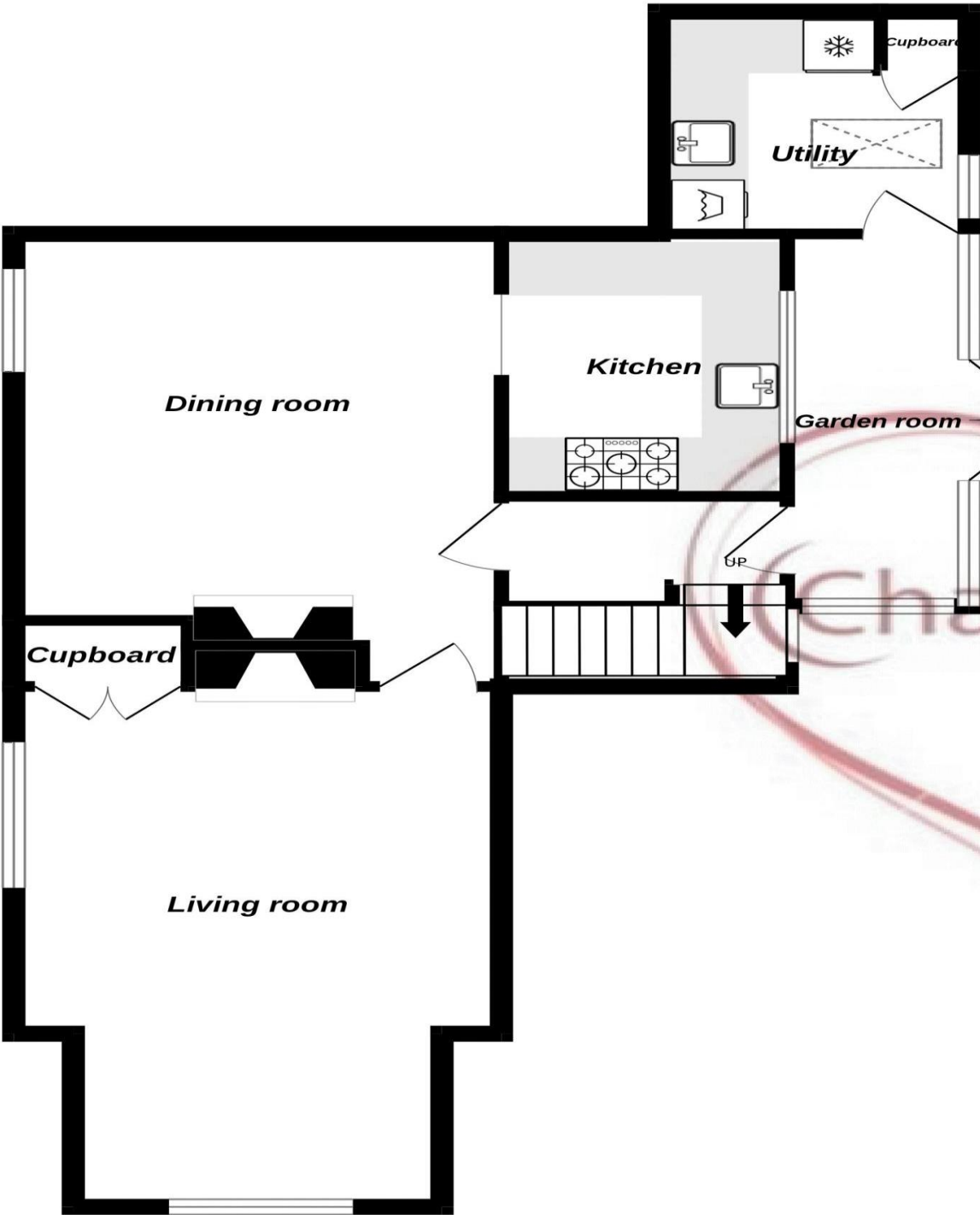
The family bathroom is fitted with a four piece suite comprising free standing bath, walk in shower hand wash basin and high flush WC. Ladder style radiator, part tiled walls and obscure window.

## Externally

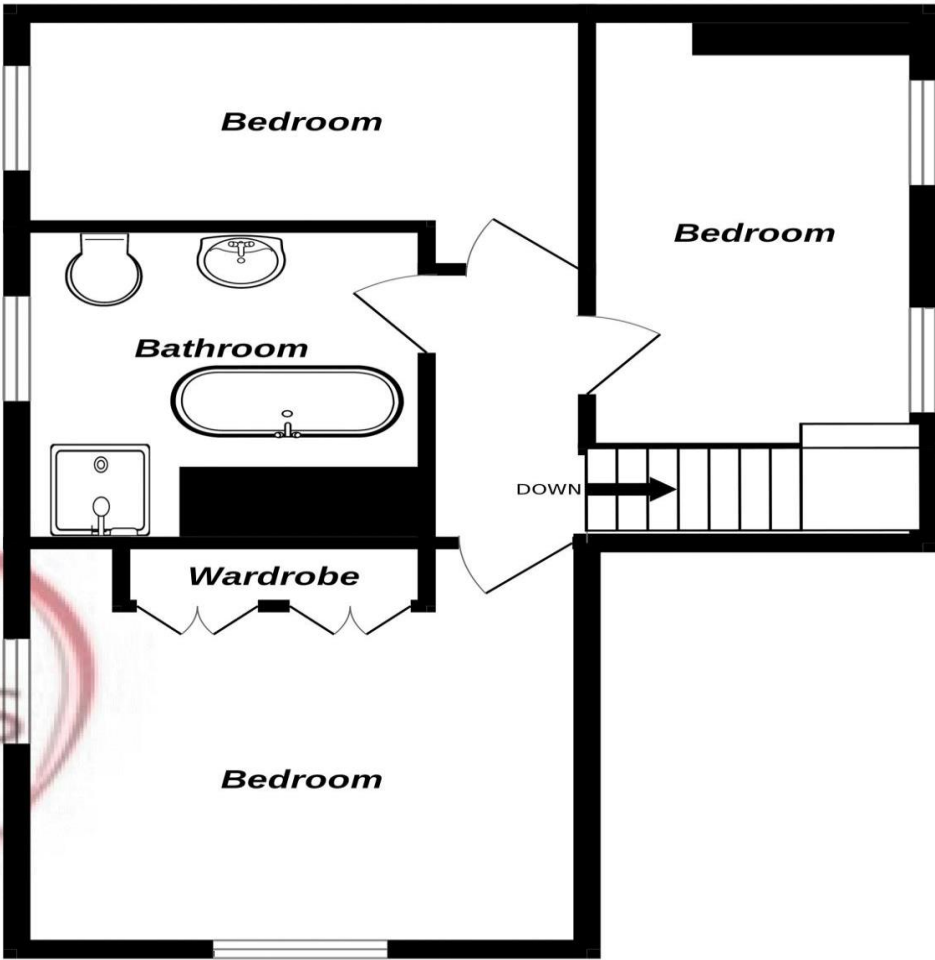
The rear garden is fully enclosed and is laid mainly to lawn. there is a small patio area for seating.



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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