



Station Road

Old Ollerton



£400,000

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Prepare to be impressed with this immaculately presented three-bedroom detached cottage which certainly has the WOW factor





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Prepare to be impressed with this immaculately presented three-bedroom detached cottage which certainly has the WOW factor. This remarkable home offers a unique blend of character and versatile modern living. As you enter into this enchanting family home you will get a real sense of what's to come, quality fixtures and fittings are noticeable straight away, with solid oak flooring to the ground floor, oak doors, frames, and skirting boards throughout. Bespoke handmade oak staircases leading to the first and lower floors. The ground floor features two elegant reception rooms, plus a spacious modern open-plan kitchen/breakfast room, beamed dining room, utility room, a cloakroom, and a converted basement/family room. The upper floor offers three good-sized bedrooms, with the master offering an en-suite, and the third bedroom has a flight of stairs to the converted attic room. The outdoor space is just as impressive with gated access to the fully enclosed rear garden that is cleverly laid out in patio areas and play areas. Off road parking to the side aspect at the front of the property. This property has a lot to offer and viewing come very highly recommended to appreciate the space on offer.



Step inside...

Living Room *14' 8" x 21' 1" (4.47m x 6.42m)*
Open plan living room. Carpet, ceiling spot lights, fireplace with log burner, radiator, dual aspect windows to front and rear of the property, staircases to the upper and lower floors.

Kitchen/Breakfast Room *15' 2" x 11' 10" (4.62m x 3.60m)*
Oak wood flooring, excellent range of floor and wall units with integrated five ring hob, electric oven, dish washer and fridge freezer, ceiling spot lights and Bi Fold doors leading to rear garden.

Dining Room *19' 3" x 8' 7" (5.86m x 2.61m)*
Bright and airy dining room with carpet flooring, oak beams, sliding door storage, electric style log burner, window to side aspect & sky light.

Utility room *6' 0" x 7' 9" (1.83m x 2.36m)*
Oak wood flooring, range of floor units, radiator, ceiling spotlights, door to cloakroom and door to rear garden.

Cloakroom *5' 6" x 3' 5" (1.68m x 1.04m)*
Two piece suite comprising of low flush w/c and pedestal basin with vanity surround, obscure window to rear aspect, extractor fan, radiator and ceiling spot lights.

Family Room/Guest Room *14' 8" x 11' 9" (4.47m x 3.58m)*
Laminate flooring, ceiling spot lights, radiator stairs to first floor.

First Floor Landing
Carpet flooring, ceiling spot lights, radiator and window to side aspect.

Master bedroom *10' 10" x 11' 10" (3.30m x 3.60m)*
Carpet flooring, window to rear aspect, ceiling light, radiator and door to en-suite.

En-suite *5' 6" x 3' 5" (1.68m x 1.04m)*
Two piece suite comprising of low flush w/c, pedestal sink with vanity surround, double walk in shower unit and window to side aspect.

Bedroom Two *14' 7" x 9' 7" (4.44m x 2.92m)*
Dual aspect windows, carpet flooring, ceiling light and radiator.

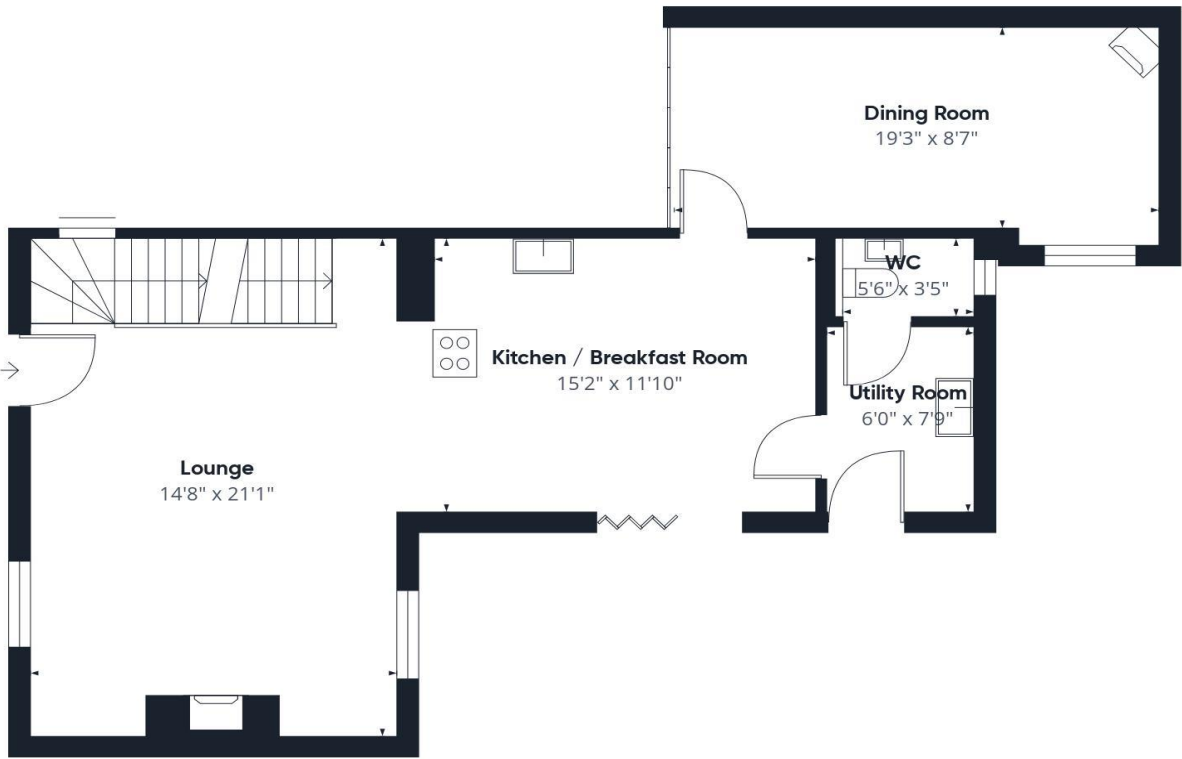
Family Bathroom *5' 6" x 8' 7" (1.68m x 2.61m)*
Three piece suite comprising of low flush w/c, pedestal wash basin with vanity surround, round edge bath with shower over and glass splash screen. Ladder radiator, ceiling spot lights and window to side aspect.

Bedroom Three *11' 4" x 7' 1" (3.45m x 2.16m)*
Carpet flooring, window to front aspect, ceiling light, radiator and stairs leading to attic room.

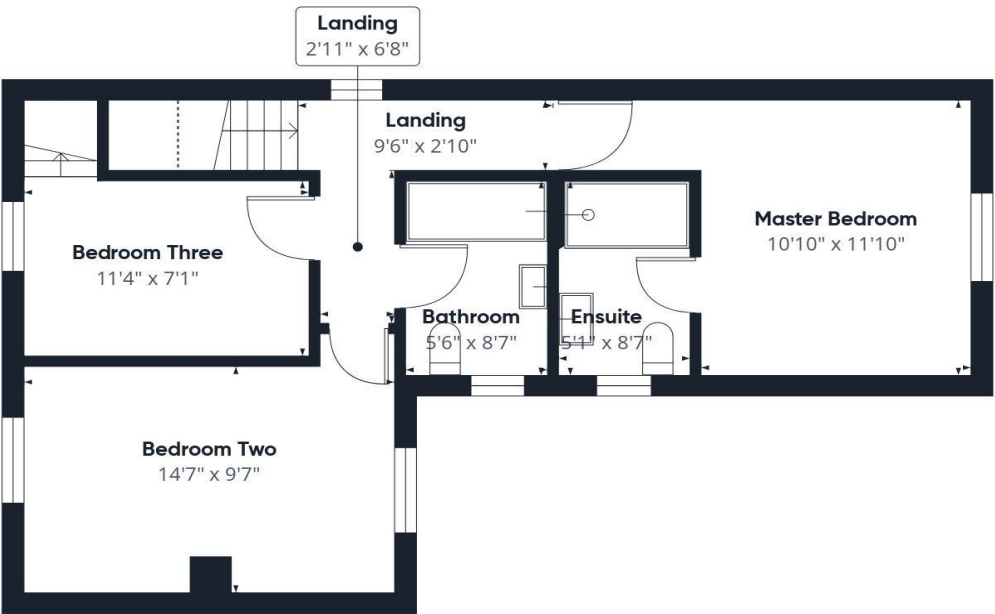
Attic Room *9' 7" x 16' 8" (2.92m x 5.08m)*
Carpet flooring, spot lights, and build in storage.

Externally
Driveway to the front of the property for off road parking complete with an electric car charging point. Gated access to the private rear split-level garden, which offers both lawn and patio areas which are perfect for family time and entertaining.

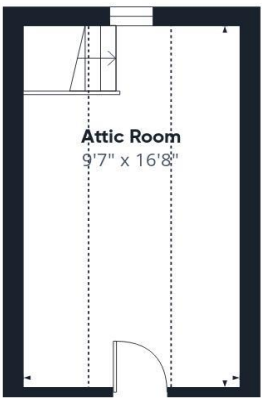
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1374 ft²
Reduced headroom
87 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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