



*The Markhams*

*New Ollerton*



Offers in Excess of £150,000

**(Chadwells**  
Estate & Letting Agents









*Pack your bags and move straight  
in....*







*The Markhams*

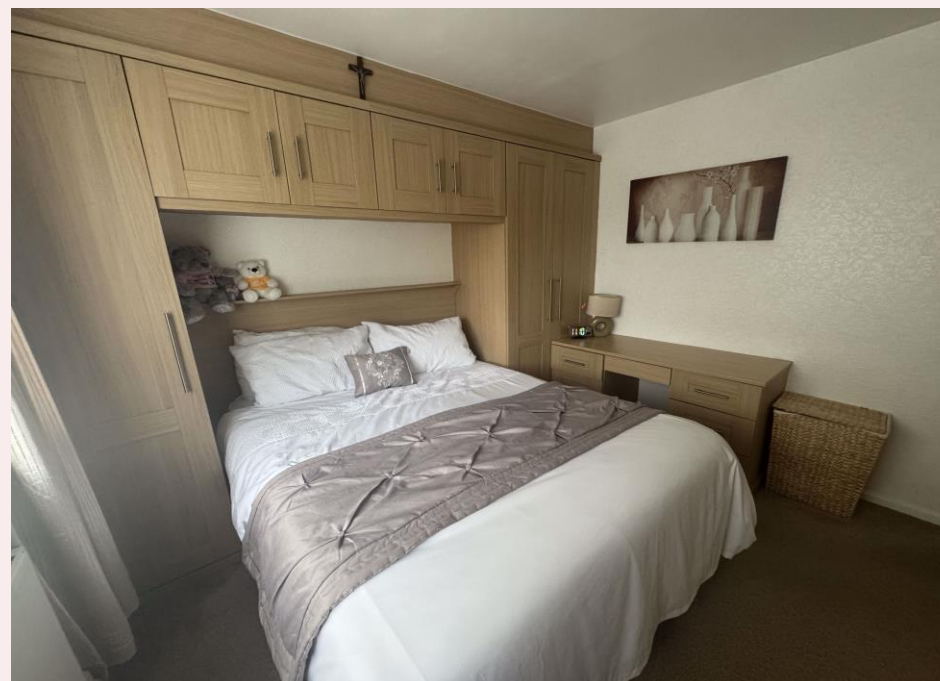
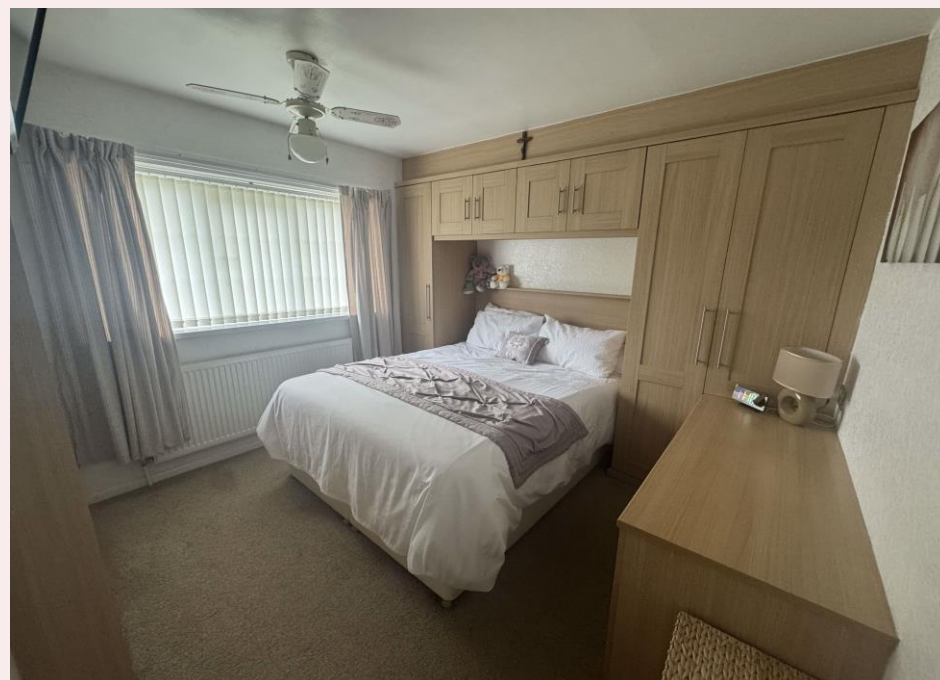






*Welcome*

This wonderful three bedroom property, situated in a popular residential area of Ollerton is the ideal purchase for someone looking for minimal work to do. Immaculately presented throughout and comprising a through lounge, kitchen/diner, three great sized bedrooms and a family bathroom. The current owners have maintained it well having new windows and doors within the last 10 years and a combi gas boiler. the outdoor space is low maintenance and the property benefits further from having its own private driveway, carport suitable for storing a motor home and garage. Viewings are essential.



# Step inside...

## Entrance Hall

Enter through the uPVC dooring into the entrance hall with carpet flooring, doors to the kitchen/diner and lounge. Stairs off to the first floor.

## Kitchen/Diner *18' 11" x 11' 1" (5.77m x 3.38m)*

The kitchen has wall and base units, square edge worksurfaces' with inset stainless steel sink, drainer and mixer tap. Integrated fridge, double oven and induction hob with extractor fan above. Space and plumbing for washing machine, uPVC window to the side aspect and vinyl flooring. The dining area has carpet flooring, radiator and uPVC door to the rear garden.

## Lounge *20' 4" x 9' 10" (6.21m x 2.99m)*

The lounge has carpet flooring, radiator, french doors to the rear garden, uPVC window to the front aspect and a focal fireplace with gas insert.

## Landing

With carpet flooring, airing cupboard housing boiler and doors to the three bedrooms and bathroom.

## Master Bedroom *11' 1" x 10' 1" (3.38m x 3.08m)*

The master bedroom has carpet flooring, radiator, built in storage wardrobes and dressing table and a uPVC window to the front aspect.

## Bedroom Two *13' 6" x 9' 7" (4.12m x 2.93m)*

With carpet flooring, radiator and uPVC window to the rear aspect.

## Bedroom Three *10' 11" x 6' 4" (3.32m x 1.94m)*

With carpet flooring, radiator and uPVC window to the rear aspect.

## Bathroom *7' 9" x 5' 5" (2.35m x 1.65m)*

The family bathroom is fitted with a three piece suite comprising bath with mains fed shower over and glass scree. Low flush WC and hand wash basin set in vanity storage unit, fully tiled walls and floor, radiator and obscure window to the rear.

## Outside

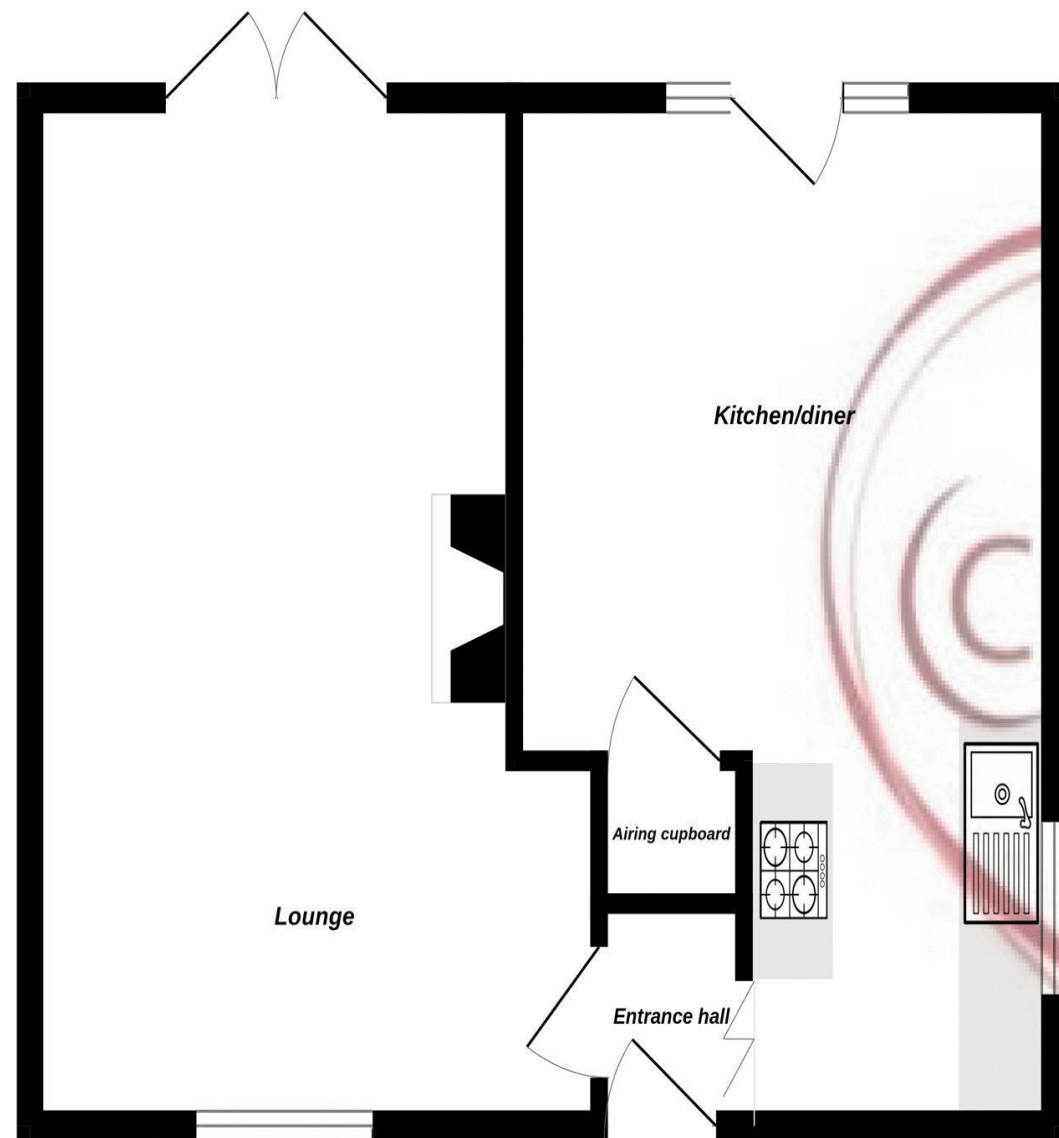
To the front of the property there is a area laid to artificial lawn. There is a large private driveway that leads to the carport which is over 7 meter long

and 3 meter high. The rear garden is laid to block paving and has a flower border.

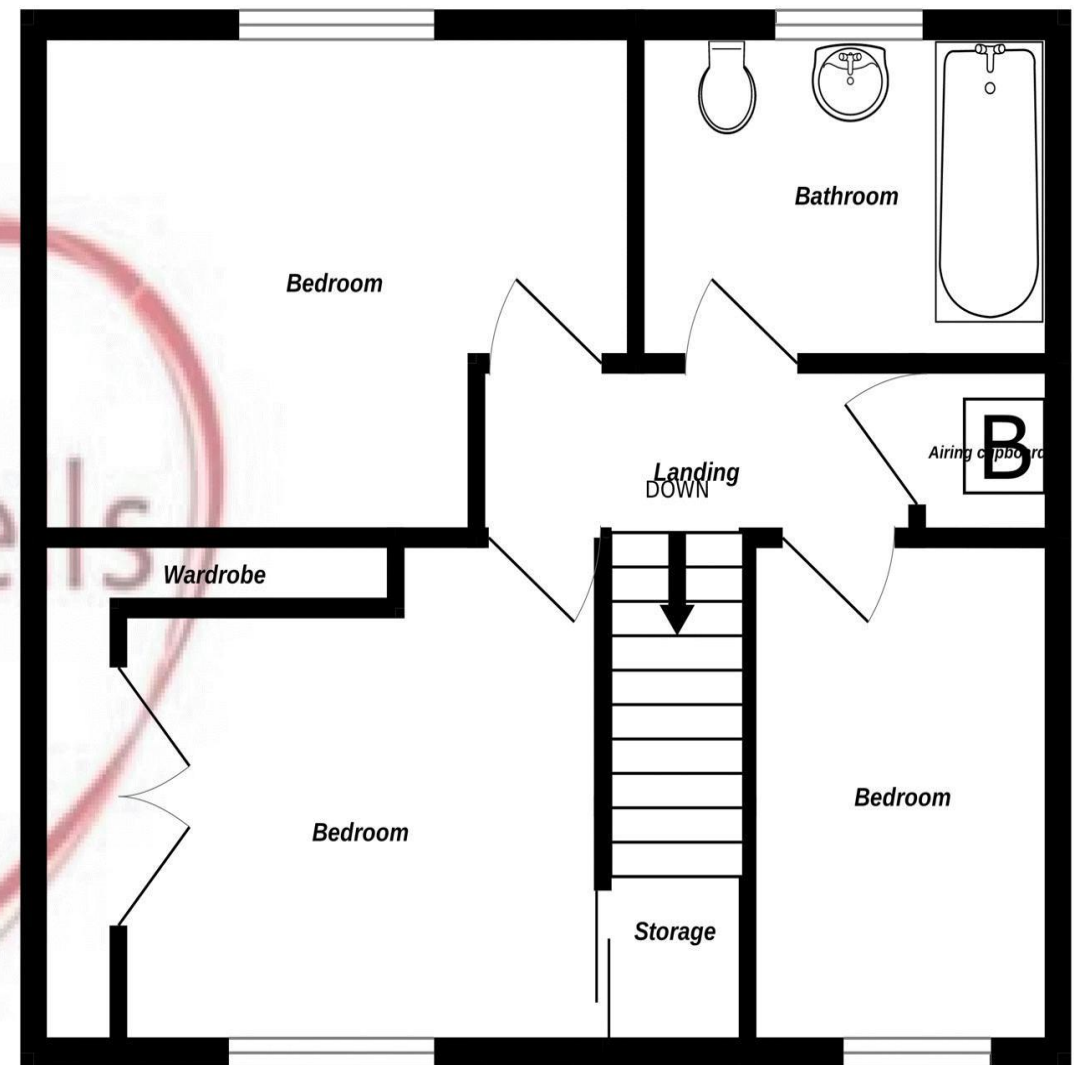
## Garage *16' 1" x 15' 11" (4.90m x 4.86m)*

With power and lighting.

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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