



*Walesby Lane*

*Ollerton*



Offers in the Region Of £185,000

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MODERN & HOMELY!..  
Welcoming to the market this  
beautifully presented three-  
bedroom family home.....







*Walesby Lane*





# Welcome

Welcoming to the market this beautifully presented three-bedroom family home, located in the convenient and popular area of Ollerton, and nearby to a great range of shops, amenities, and commuter links to neighbouring towns and cities. Well-presented and modern throughout, this semi-detached property is a terrific find for first-time buyers and boasts a wealth of space perfect for growing families! The ground floor welcomes you into a bright and airy living room, where you'll find plenty of space for furnishings and homely touches. The neutral colour palette allows you to easily add your own stamp. Just next door is the kitchen/diner that is equipped with a range of modern wall and base units to utilise, along with space for all essential appliances, and ample dining space to enjoy sit down meals. You'll also gain access out to the rear garden from here via uPVC rear door, perfect for utilising the well thought out outside space. Completing the floor is a handy WC. Heading upstairs, you will be pleased to find three good sized bedrooms, all of which have been kept to a high standard and with lots of space and flexibility to add your own stamp. The family bathroom is also complete with a modern three-piece suite where you can relax after a long day. Heading outside, you will be pleased to find an enclosed, well thought out rear garden offering a wealth of space for entertaining and family fun. The garden area has a wonderful range of shrubs and fruit trees. Adding to this wonderful garden setting is a welcoming studio, which is perfect for an office or just somewhere peaceful to relax. The front of the property also benefits from off-road parking.



# Step inside...

**Entrance Hall** *3' 4" x 6' 10" (1.02m x 2.08m)*  
Enter through the uPVC door into the entrance hall. With stairs off to the first floor, door leading into the lounge, laminate flooring, radiator and uPVC window to the side aspect.

**Lounge** *15' 9" x 12' 4" (4.80m x 3.76m)*  
The large lounge has laminate flooring, TV point, uPVC window to the front aspect and doors leading to the kitchen and entrance hall.

**Kitchen** *13' 7" x 9' 10" (4.14m x 3.00m)*  
The kitchen is fitted with wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Integrated appliances including fridge/freezer, electric oven and ceramic hob with extractor hood above. Space and plumbing for washing machine, breakfast bar, tiled splash backs and floor. UPVC window and door to the rear aspect. Door leading to cloakroom and under stairs storage.

**Cloakroom** *9' 10" x 2' 9" (2.99m x 0.84m)*  
Low flush WC, radiator, hand wash basin, tiled flooring and obscure uPVC window to rear aspect.

**Landing**  
With uPVC window to side aspect offering a wealth of light and doors leading to the three bedrooms and family bathroom. Loft access.

**Master Bedroom** *12' 4" x 11' 10" (3.76m x 3.60m)*  
The master bedroom has laminate flooring, radiator and uPVC window to the rear aspect.

**Bedroom Two** *9' 11" x 8' 8" (3.02m x 2.64m)*  
With radiator, wood flooring, ceiling light, storage and uPVC window to the front aspect.

**Bedroom Three** *9' 9" x 6' 11" (2.97m x 2.11m)*  
With radiator, wood flooring, ceiling light, and uPVC window to the rear aspect.

**Family Bathroom** *8' 6" x 6' 6" (2.58m x 1.98m)*  
The bathroom is fitted with a white three piece suite comprising of P shaped bath with mains fed shower and glass screen, low flush WC and hand wash basin. The bathroom is fully tiled has a ladder style radiator and obscure window to the front aspect.

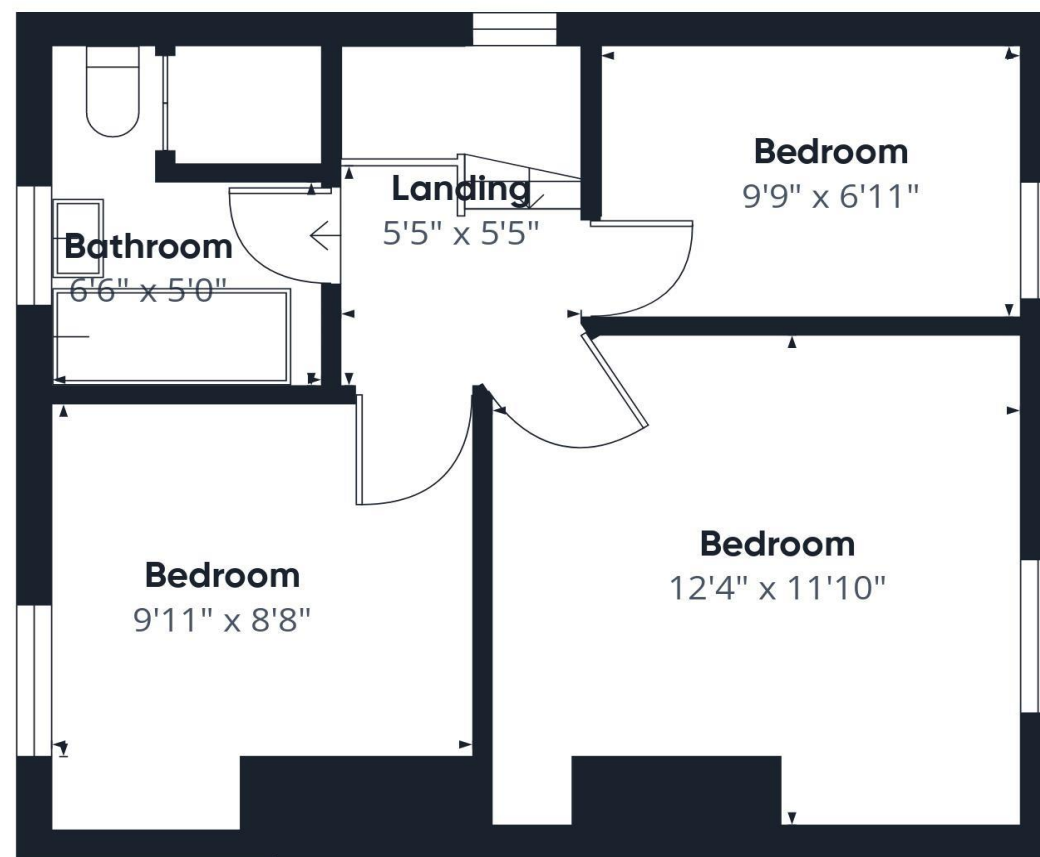
**Outside**  
The front of the property gives you plenty of off road parking and access to the rear garden via the shared driveway. A large private and well thought out rear garden offering a wealth of space for entertaining and family fun. The garden area has a wonderful range of shrubs and fruit trees.

**Garden Studio** *14' 1" x 8' 2" (4.3m x 2.5m)*  
Adding to the wonderful garden setting is a welcoming studio, which is perfect for an office or just somewhere peaceful to relax

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
763 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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