

**FOR  
SALE**



**Griceson Close, Ollerton, Newark, Nottinghamshire NG22 9BD**

**£210,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Opportunity knocks! Spacious bungalow in idyllic location....Opportunity knocks! This home is ready for a modern makeover...Situating on the outskirts of Ollerton in a quiet cul-de-sac, this spacious bungalow offers a fantastic opportunity for you to bring back to its former glory and beyond. Internally the property boasts a bright and spacious lounge, kitchen/dining room, utility, shower room with separate W/C, large entrance hallway with an abundance of storage and two good sized bedrooms. Great outdoor space with the front laid mainly to lawn and the rear being a low maintenance patio and lawn areas. The property further benefits from double glazing, gas central heating and private driveway to allow for off-road parking. It's rare for properties to become available in this area, we highly recommend arranging an early viewing to avoid missing out.

## POINTS OF INTEREST

- Detached Bungalow
- Cul-De-Sac Location
- Bright and Spacious Lounge
- Gas Central Heating
- Conservatory
- Private Driveway



### **Entrance Portch**

With door leading into entrance hall.

### **Hallway**

Enter through porch door into the entrance hall, with carpet flooring, two ceiling lights, window to side aspect, radiator and doors leading to the lounge, kitchen/diner, two bedrooms, shower room and W/C.

### **Lounge**

The bright and airy lounge has carpet flooring, uPVC window to the front aspect, radiator, ceiling light, focal fireplace with electrical fire. French doors leading to uPVC conservatory.

### **Kitchen/Diner**

The kitchen is fitted with a range of wall and base units and roll top work surfaces with sink, drainer and mixer tap insert. Tiled splash backs and flooring throughout, radiator, uPVC window to rear aspect and uPVC door leading to side and rear of the property.

### **Conservatory**

With tiled flooring, radiator and uPVC French doors leading to the rear garden.

### **Bedroom One**

4.55m x 3.5m (14' 11" x 11' 6") With carpet flooring, built in wardrobes, radiator and uPVC windows to the front and side aspects.

### **Bedroom Two**

3.03m x 2.6m (9' 11" x 8' 6") With carpet flooring, radiator and uPVC window to the side aspect.

### **Shower Room**

2.99m x 1.78m (9' 10" x 5' 10") The shower room is fitted with a two piece suite comprising of double shower, low level shower tray with glass screen and electric shower. Hand wash basin with surrounding vanity units. Fully tiled walls and floor, radiator and obscure uPVC windows to the side aspect.

### **W/C**

0.78m x 1.99m (2' 7" x 6' 6") Low flush W/C. Fully tiled wall and floor. Obscure uPVC window to side aspect.

### **Externally**

To the front of the property the garden is mainly laid to lawn with a path leading to both the front and side entrances. A large driveway for private off road parking.

The private, fenced rear garden is partly laid to lawn with a low maintenance patio area outside the conservatory.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

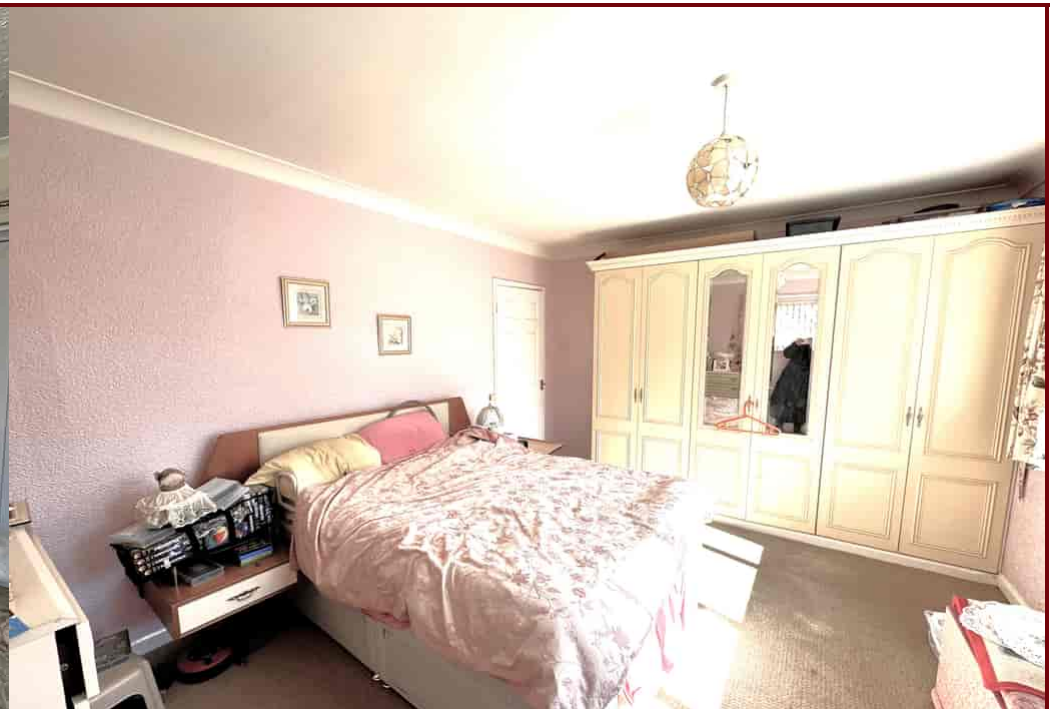
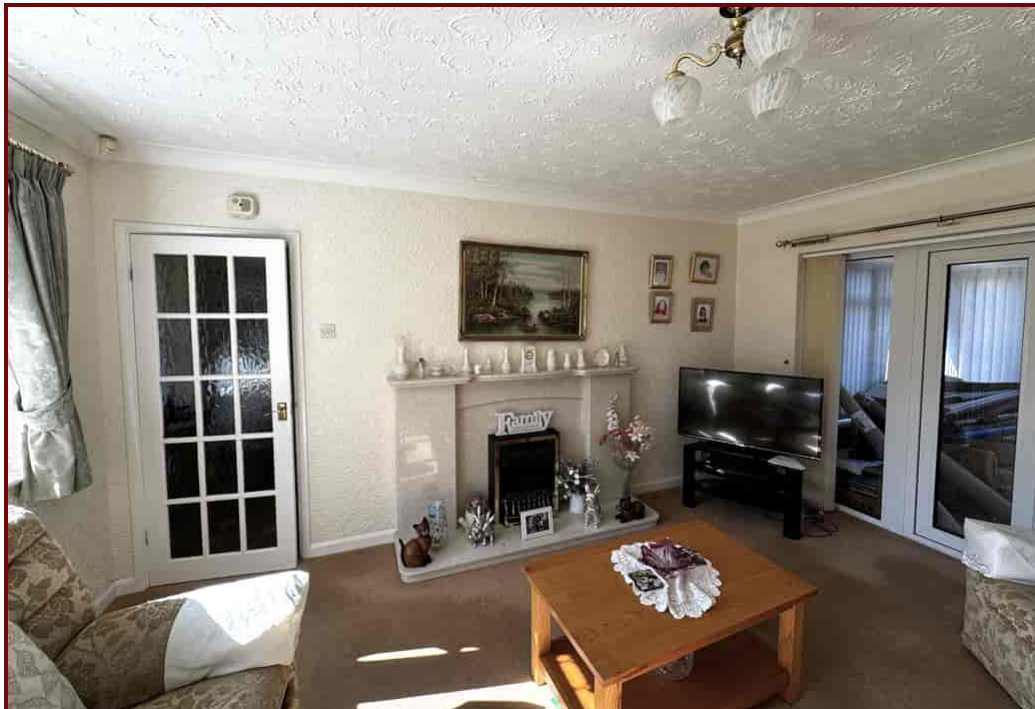
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





*Ground Floor*

