



Walesby Lane

Ollerton



Offers in Excess of £150,000

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LARGER THAN
AVERAGE CORNER
PLOT!





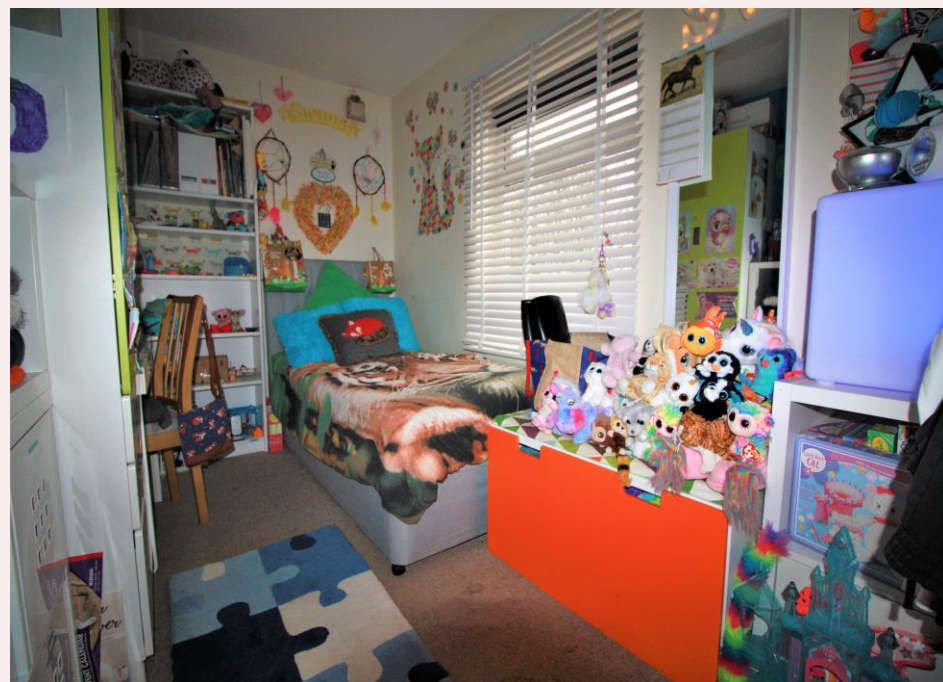
Walesby Lane





Welcome

This stunning three bedroom semi detached property would make the perfect family home. Sat proudly on a large corner plot offering ample off road parking to the front aspect and a good sized enclosed garden to the rear. This stunning house has more to offer than you would expect. Internally the ground floor comprises of a welcoming entrance hall, reception room/bedroom four, WC, lounge/dining room which is open plan to the modern kitchen/snug. To the first floor you will find three well proportioned bedrooms and family bathroom. Additional benefits to this property are the double detached garage with power and lighting, gas central heating and double glazing throughout the property. Internal inspection is a must to appreciate all this stunning property has to offer!



Step inside...

Entrance Hall

Accessed through a uPVC door to the front aspect and benefiting from tiled flooring, radiator, pendant light fitting and stairs off to the first floor landing.

Cloakroom 5' 8" x 6' 11" (1.73m x 2.12m)

Fitted with a low flush WC and square hand wash basin set within a vanity unit. Tiled splash backs, obscure uPVC window to the side aspect, ceiling light fitting, wall mounted 'Ideal Logic' boiler and tiled flooring.

Reception/ Bedroom Four 13' 7" x 11' 5" (4.15m x 3.48m)

With French doors to the rear garden, coving to the ceiling, pendant and wall light fittings, TV & BT points, uPVC window to the side aspect, radiator and carpet flooring.

Lounge/Diner 14' 7" x 11' 9" (4.45m x 3.58m)

With a full-length uPVC window to the front aspect, coving to the ceiling, fan light fitting, TV point, radiator, vinyl flooring and open plan archway through to the kitchen.

Kitchen/ Snug 20' 9" x 11' 3" (6.33m x 3.42m)

Fitted with a range of contemporary base and floor to ceiling units having square edge work surfaces inset with a composite one and a half bowl sink, drainer and mixer tap. A matching central island inset with a four ring electric hob with built in extractor fan. Additional benefits include an integrated dishwasher, eye level electric fan oven and microwave oven with plate warmer. Space and plumbing for a washing machine, space for an American fridge freezer, plinth and ceiling spotlights. French doors to the rear aspect, uPVC window to the rear and vinyl flooring.

First Floor Landing

Good sized landing with uPVC window to the front aspect, radiator, loft access, ceiling light fitting and carpet flooring.

Master Bedroom 12' 3" x 11' 6" (3.7338m x 3.51m)

With carpet flooring, pendant light fitting, radiator, TV point and uPVC window to the rear aspect.

Bedroom Two 7' 5" x 11' 7" (2.26m x 3.53m)

With carpet flooring, ceiling light fitting, radiator, TV point and uPVC window to the front aspect.

Bedroom Three 11' 6" x 8' 9" (3.5m x 2.67m)

With carpet flooring, radiator, pendant light fitting, TV point and uPVC window to the rear aspect.

Family Bathroom 8' 0" x 4' 6" (2.44m x 1.37m)

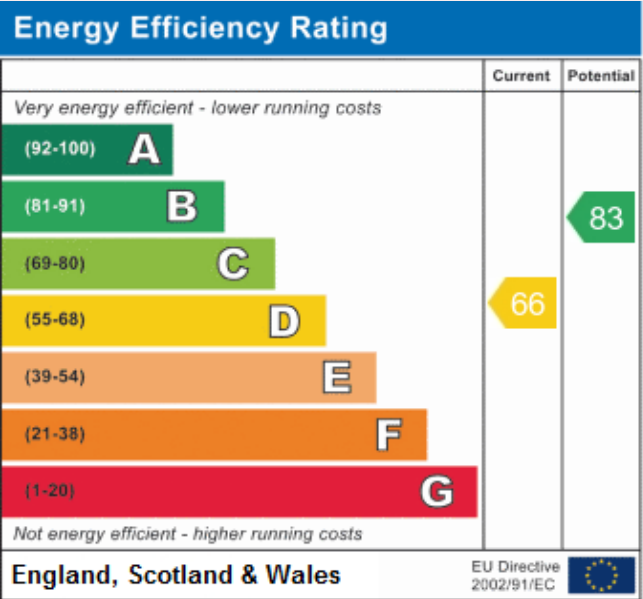
Fitted with a three piece suite comprising of a corner bath with electric shower over, low flush WC and pedestal wash basin. Fully tiled walls, heated towel rail, vinyl flooring and obscure window to the side aspect.

Externally

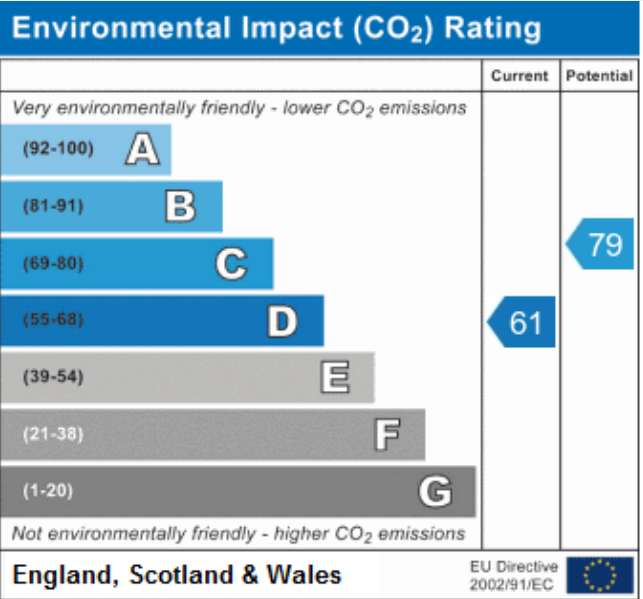
The front of the property is fully enclosed with solid wood gates giving access to the brick paved frontage allowing ample off-road parking. The rear garden is a generous size and is fully enclosed with gated access to the side and is mainly laid to lawn with two concrete paved patio areas and planted borders.

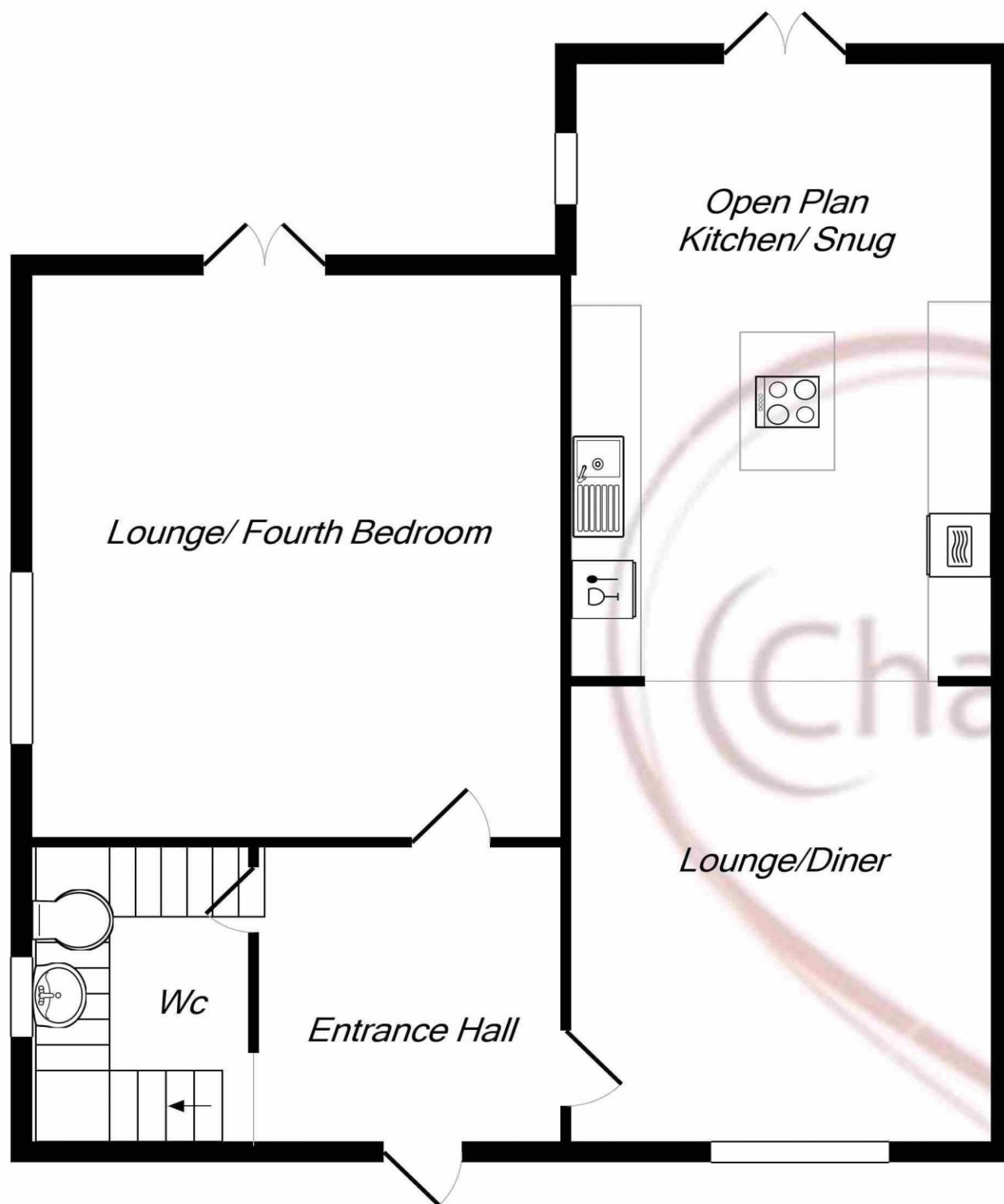
Garage

Detached double garage having two metal up and over doors and benefiting from power and lighting.



Address:
Walesby Lane Ollerton





Ground Floor
Approx. Floor
Area 913 Sq.Ft.
(84.8 Sq.M.)



1st Floor
Approx. Floor
Area 825 Sq.Ft.
(76.7 Sq.M.)

Total Approx. Floor Area 1738 Sq.Ft. (161.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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