



## Petersmith Crescent

New Ollerton, New Ollerton, NG22 9SE

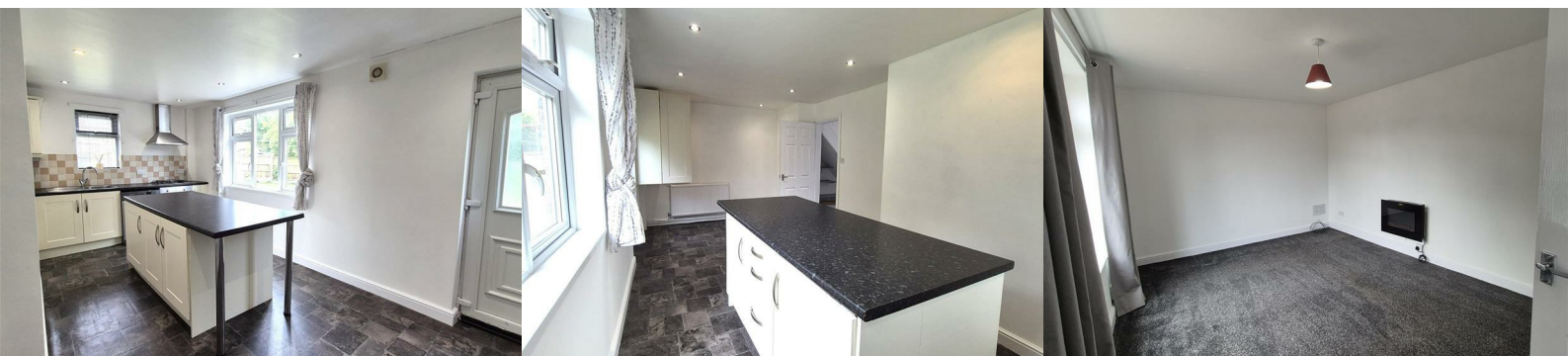
£160,000



Nestled in the charming area of Petersmith Crescent, New Ollerton, Newark, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise space and functionality, making it a practical choice for modern living.

Situated in a friendly neighbourhood, this property benefits from local amenities and transport links, providing easy access to the surrounding areas. Whether you are looking to settle down or invest, this house in New Ollerton is a wonderful option that combines comfort and convenience. Don't miss the chance to make this lovely property your new home.



## Description

This three bedroom semi detached family home is situated on a popular estate within Ollerton, briefly comprising of an entrance hall, lounge, kitchen / diner, three bedrooms and a bathroom. The property benefits from Upvc double glazing, gas central heating a large garden and driveway.

## Hallway

The property is entered through a front facing Upvc door into the hallway which has the stairs to the right leading to the first floor, cupboard housing the utility meters, carpet hallway and under stairs storage.

## Lounge 14'7" x 11'3" (4.45m x 3.45m)

The lounge is front facing with carpet, Upvc window, radiator with TRV, and an electric free standing portable fire.

## Kitchen / Diner 20'11" x 9'10" (6.40m x 3.00m)

The kitchen / diner is located to the rear of the property with fitted Country style wall and base units and a large centre island with units beneath, four ring gas hob, chrome extractor and stainless steel sink with part tiled walls. There is a side and rear facing window and an Upvc door leading into the large rear / side garden. The Combi gas central heating boiler is located in a cupboard in the kitchen.

## Stairs & Landing

Leading to the first floor up the carpet stairs and landing with access to the loft.

## Master Bedroom

A rear facing double bedroom with a built in wardrobe, carpet, radiator with TRV and a rear facing Upvc window.

## Bedroom Two

The second bedroom is a front facing double bedroom with carpet and radiator with TRV.

## Bedroom Three

The third bedroom is a single room with carpet, radiator and front facing with an Upvc window.

## Bathroom

The bathroom has a three piece bathroom suite with an electric shower and part tiled walls.

## Outside

To the front of the property there is a concrete driveway side access gate leading into the rear garden which has a large wrap round lawn from the side to the rear.

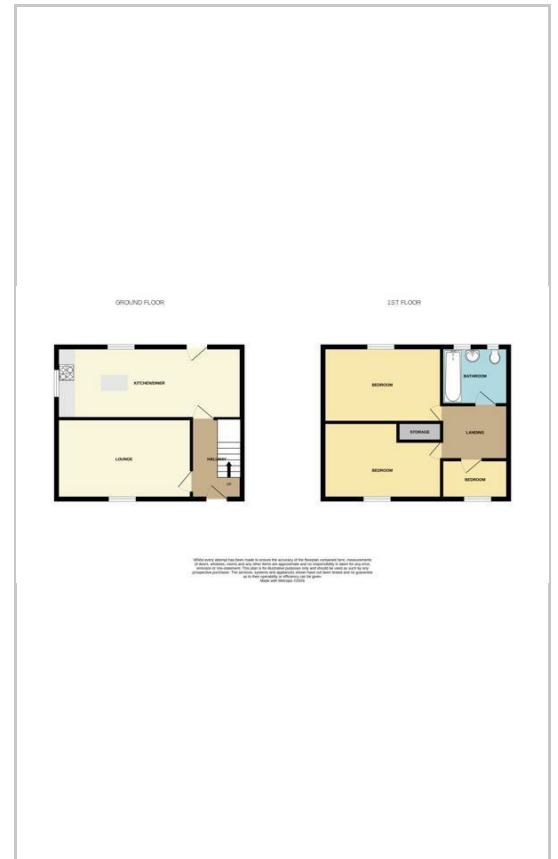
## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Tetris UK Sales & Lettings Limited NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

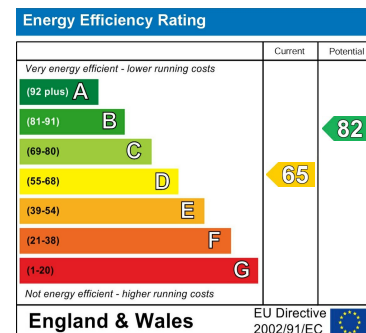
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk