

30 Ollerton Road, Tuxford

FIVE STAR
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Semi Detached Dormer
- 3 Bed's & 2 Bathroom's
- Large Mature Gardens

- Village With Amenities
- Ample Parking & Garaging
- EPC Rating; F

FIVE STAR
P R O P E R T Y

Offers over £250,000

www.fivestar-property.co.uk

Description

MORE THAN MEETS THE EYE - PERIOD SEMI DETACHED - DORMER BUNGALOW - FLEXIBLE & ADAPTABLE LAYOUT - AMPLE PARKING & GARAGE - MATURE PRIVATE GARDENS - CLOSE TO AMENITIES - EXCELLENT TRANSPORT LINKS - BEAUTIFULLY PRESENTED THROUGHOUT - CALL 01777 708700 TO VIEW.

Covered Entrance Porch

The arched brick storm porch with a PVCU entrance door leads through into the:

Entrance Hall

Having a staircase to the first floor accommodation, useful built in storage cupboard, side facing window, accent wall lighting points, radiator and access into the principle ground floor accommodation.

Lounge 22' x 11'9" (6.71m x 3.58m)

With a window to the front elevation, coving to ceiling, two accent wall lighting points, open fire with wooden surround and cast-iron inset and tiled hearth, two radiators, TV point and French doors leading into the:

Conservatory 11'7" x 9'8" (3.53m x 2.95m)

Having a PVCU frame with windows to the side and rear, offering views over the rear garden. French doors lead onto the decked patio dining area. Accent wall lighting points, radiator and an internal window back through to the kitchen.

Kitchen 10'6" x 10'4" (3.20m x 3.15m)

Fitted with a matching range of base and eye level units with worktops over, matching breakfast bar, sink with single drainer, mixer tap and ceramic tiled splash backs, under-unit lights, space for fridge/freezer, space for an automatic dishwasher, gas point and space for range cooker, ceramic tiled flooring, radiator, rear and side facing window, door to the rear and a door into the

Pantry

Having shelving, plumbing and space for automatic washing machine, floor mounted oil fired boiler serving heating and domestic hot water systems, side facing window and tiled flooring.

Bedroom Two 12'10" x 11'4" (3.91m x 3.45m)

With a window to the front elevation of the property, coving to ceiling, radiator and telephone point.

Bedroom Three 13'3" x 11'5" (4.04m x 3.48m)

Having a window to the side of the property, coving to ceiling and radiator.

Bathroom

Fitted with a four piece suite incorporating a panel bath with shower mixer tap over, enclosed shower cubicle with mains fed shower, low level WC with concealed cistern, pedestal wash hand basin. Side facing obscured window, fully tiled walls and flooring, extractor fan and a radiator.

First Floor Landing

Access to eaves storage and a door into the:

Master Bedroom 14'6" x 11'7" (4.42m x 3.53m)

With a front facing window, rear facing double glazed French doors which lead onto the balcony with views over the rear garden. TV point and a radiator.

Balcony

Providing an area to sit with views over the rear garden.

Shower Room

Fitted with three piece suite comprising of a tiled double shower cubicle with fitted shower, vanity wash hand basin with base storage cupboards and WC

with hidden cistern, tiled splash backs radiator, vinyl flooring, rear facing Velux window and a door into:

Dressing Area 10'2" x 7'8" (3.10m x 2.34m)

With hanging space and a radiator.

Loft Space

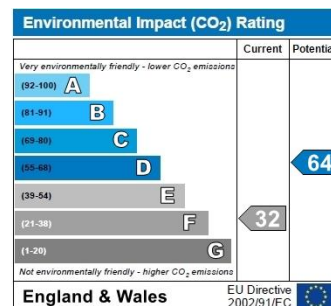
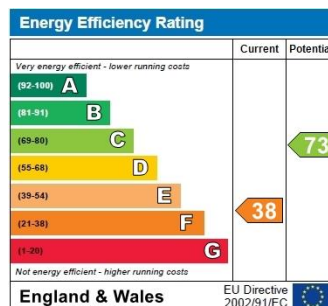
Having ample storage space and potential to convert into further living space subject to relevant permissions.

Parking & Garage

The property has an ample parking area with ample space for storage of a caravan, motor home or similar vehicle provided by a hard standing area, as well as a long driveway that leads down to the detached garage as well as providing direct access to the rear of the property via a pedestrian gate. The garage has power, lighting, ample storage within the rafters accessed via a drop down ladder. A useful courtesy door provides access to the rear patio area.

Gardens

To the front of the property are a set of double five bar farm gates which lead to the parking area with ample space for storage of a caravan, motor home or similar vehicle. The substantial driveway leads to the detached garage. The garden area is mainly laid to lawn with established borders, to the side of the driveway is a further garden that is set out as a vegetable garden with raised borders that has access to the rear garden via a pedestrian gate. To the rear is a formal garden laid to lawn with mature borders. The rear garden also has a raised decked dining area that provides a great entertaining space, the whole garden is enclosed by timber panelled fencing and mature trees. The property has power and water connected within the garden.



IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.