87 Ollerton Road, Retford











0 1 7 7 7 7 0 8 7 0 0

- Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Lounge & Conservatory

- Stunning Breakfast Kitchen
- Close to Amenities & Services
- EPC Rating: C



Price £210,000

www.fivestar-property.co.uk



Description

QUALITY FIXTURES & FITTINGS THROUGHOUT THIS WELL APPOINTED FAMILY HOME - 4 BEDROOMS - 2 BATHROOMS - STUNNING BREAKFAST KITCHEN - LOUNGE WITH WOOD BURNING STOVE - FULL LENGTH CONSERVATORY - UTILITY ROOM - ENCLOSED REAR GARDEN - DRIVEWAY & STORAGE GARAGE - CLOSE TO AMENITIES & SERVICES - NO CHAIN - CALL FIVE STAR PROPERTY ON 01777 708700 TO VIEW.

Entrance Porch

A UPVC entrance door with matching side panel open into the entrance porch, with a tiled floor, brick base and UPVC frame over and hardwood entrance door opening into:

Entrance Hall

Having stairs rising to first floor accommodation, radiator, coving and a useful under stairs storage area.

Bathroom

Comprising of a four piece bathroom suite which incorporates a roll top bath on ball and claw feet and having bath/shower tap attachment, walk in shower cubicle with mains fed shower, wash hand basin set into a vanity unit, with WC. Tiled flooring and part tiled walls, heated towel rail, coving and side aspect window.

Utility Room

With a range of fitted wall and base units, worktop and tiled splash backs, stainless steel sink and drainer, plumbing and space for a range of appliances and s side aspect window.

Breakfast Kitchen 14'6" x 10'11" (4.42m x 3.33m)

This stunning designer kitchen offers a 1.5 sink unit set into granite worktops with range of cupboards below and under lit wall units over, together with china display cabinets. Six ring gas Aga with double oven below, tiled floor and tiled splash backs, side and rear windows. Integrated dish washer, fridge and freezer, waste disposal unit. Breakfast bar, low level pelmet lighting and a set of French doors giving access into the conservatory.

Living Room 22'3" x 12'0" (6.78m x 3.66m)

Having a multi fuel stove set on tiled hearth with oak mantle over, two radiators, front aspect bow window, coving and a set of French doors leading into the:

Conservatory 26'6" x 12'4" (8.08m x 3.76m)

Ideal for entertaining with dining and seating areas, brick base with UPVC frame over, wall lights, tiled flooring, electric panel heater and French doors leading out to the rear garden.

First Floor Landing

With access to roof space and a storage cupboard housing the gas fired central heating boiler.

Master Bedroom 11'7" x 10'5" (3.53m x 3.18m)

Having laminate flooring, radiator, coving, front aspect window and a range of mirrored built in wardrobes.

Bedroom Two 12'11" x 12'10" (3.94m x 3.91m)

With a front aspect window, coving and a radiator.

Bedroom Three 9'4" x 8'0" (2.84m x 2.44m)

Having a rear aspect window, coving and a radiator.

Bedroom Four 9'2" x 7'11" (2.79m x 2.41m)

With a rear aspect window, coving and a radiator.

Shower Room

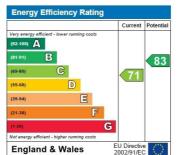
Having a walk in shower cubicle with mains fed shower, low flush WC, wash basin set into a vanity unit. Tiled walls, heated towel rail, radiator and rear aspect window.

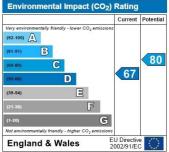
Gardens

A block paved driveway and gravelled amenity area is accessed from Ollerton Road, small front lawns with stocked borders and a conifer hedge to the front. A Side access gate leads to the rear gardens. The rear is attractive and well maintained garden, with an area of lawn and mature borders. Patio and raised decking area ideal for entertaining. The garden also includes a Summer House.

Parking

The block paved driveway offers off road parking and leads to the shortened garage which has an up and over door and is only useable as storage.







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 others 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.