



Guide Price £325,000 Freehold

81 KINGFISHER WAY | OLLERTON | NEWARK | NG22 9DW

**BuckleyBrown**  
ESTATE AGENTS



\*\*\*GUIDE PRICE OF £315,000 - £325,000\*\*\*

LIVING IN LUXURY...Nestled in a desirable and well-established area of Ollerton, this beautifully presented detached home offers an excellent blend of space, style, and practicality. Perfectly located for families or professionals, it enjoys close proximity to local schools, shops, parks, and commuter routes, making day-to-day living both convenient and enjoyable.

The ground floor features an impressive open-plan kitchen and dining area, ideal for modern living. This spacious and contemporary space includes a large central island, sleek integrated appliances, plenty of cupboard storage, and stylish tiled flooring throughout. Spotlights and large windows create a bright and airy feel, and there is ample room for a family dining table—perfect for everyday meals or entertaining guests. The cosy yet spacious living room offers a warm and inviting atmosphere, with soft carpeting, neutral décor, and a beautiful log burner as the focal point. Completing the ground floor is a handy WC for added convenience.

Upstairs, you'll find four generously sized and versatile bedrooms, each thoughtfully decorated to a high standard. One of the bedrooms benefits from built-in wardrobes and its own modern en suite shower room. The main family bathroom is accessed via the landing and features a stylish three-piece suite, including a full-sized bath—ideal for unwinding at the end of the day.

Externally, the property boasts a built-in garage and a neat lawned area to the front. The rear garden is a fantastic outdoor space, featuring a raised decking area, lawn, and a charming pergola—creating the perfect setting for summer BBQs, outdoor dining, or simply relaxing in the sunshine.

This wonderful home truly has it all—space, comfort, and a superb location. Early viewing is highly recommended.





### Hall

Tiled flooring hallway with access to all ground floor rooms.

### Kitchen/Dining 16'10" x 22'4"

A bright and spacious open-plan kitchen/diner featuring modern white tiled flooring and spotlights throughout. The stylish kitchen is fitted with a tiled splashback, integrated appliances, inset sink, and generous worktop space with plenty of storage. There is ample room to accommodate your preferred dining furniture, with a central heating radiator, front-facing windows providing natural light, and bifold doors to the side elevation offering easy access to the garden or outdoor area.

### Living Room 10'9" x 14'8"

A cosy yet light and airy living room featuring carpeted flooring, a central heating radiator, and a charming log burner. Benefits from windows to both the front and rear elevations, allowing for plenty of natural light.

### WC 5'4" x 5'7"

Low flush WC and hand wash basin.

### Landing

Carpeted flooring, with access to all first rooms.

### Bedroom One 9'5" x 12'9"

Carpeted spacious bedroom with central heating radiator and window to the front and side elevation.



### Bedroom Two 9'5" x 12'9"

Spacious carpeted bedroom with built in wardrobe and access to its own en suite.

### En Suite 3'7" x 8'1"

Three piece suite with shower, hand wash basin and low flush WC.

### Bedroom Three 7'2" x 7'3"

Carpeted flooring, spacious bedroom with a window to the side elevation.

### Bedroom Four 7'2" x 7'3"

Smaller bedroom ideal for an office/dressing room.

### Bathroom 5'10" x 7'3"

Three piece suite with bath, hand wash basin and low flush WC.

### Garage

With space for storage or vehicles.

### Outside

Small lawn area to the front elevation and a built in garage. Private garden to the rear elevation is a well maintained lawn area along with a decking patio and pergola.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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