



Offers Over £145,000 Freehold

170 WHINNEY LANE | NEW OLLERTON | NEWARK | NG22 9TZ

**BuckleyBrown**  
ESTATE AGENTS



**OFFERED TO MARKET WITH NO CHAIN AND ON A CHARMING CORNER PLOT!**

This delightful three-bedroom semi-detached home, beautifully positioned on a generously sized corner plot. Offering a perfect blend of charm, space, and functionality, this property is ideal for families or anyone seeking a comfortable and well-connected home.

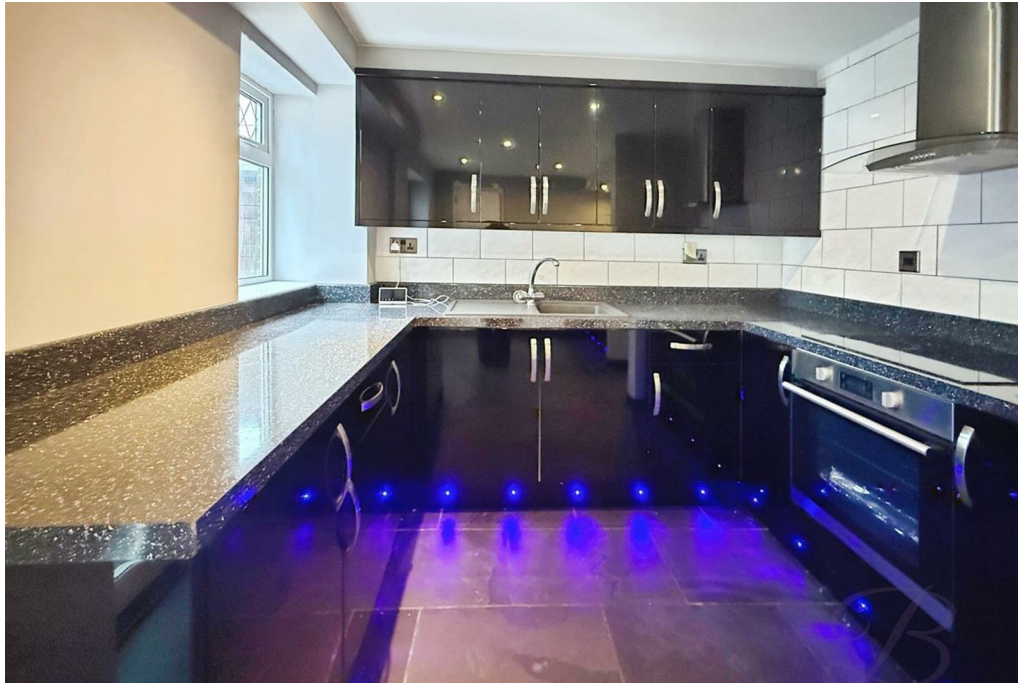
Located in a New Ollerton, this home benefits from excellent public transport links and a wide range of local amenities. Families will appreciate the proximity to outstanding local schools, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation.

Inside, the property boasts two spacious double bedrooms and a well-proportioned single room, ideal for a child's room, guest space, or home office. The ground floor offers excellent living space with two welcoming reception rooms. A cosy living area seamlessly flows into the heart of the home – a modern open-plan kitchen fitted with stylish high-gloss cabinets. To the rear, a bright and airy conservatory opens through patio doors to the garden, creating an inviting indoor-outdoor flow.

The open-plan kitchen and living area are perfect for modern family life and ideal for entertaining guests.

Outside, the property continues to impress. The front garden features a charming patio seating area beneath a pergola – a tranquil spot to enjoy sunny days or relaxed summer evenings. To the rear, a block-paved driveway and a single garage provide ample off-street parking.





#### Rear Entrance Hall

Having fitted wardrobes for convenient storage and giving access to;

#### Living Room

With carpet flooring, window to front elevation and central heating radiator.

#### Kitchen

Having a range of matching wall and base units in high gloss with complimentary work surface over, inset sink and drainer, integrated oven with hob and extractor over, window to rear elevation, tiled flooring, door leading to the conservatory and opening to living room.

#### Conservatory

Having windows to all aspects, tiled flooring and double doors leading outside.

#### Front Entrance Hall

Housing the stairs to first floor accommodation.

#### First Floor Landing

Giving access to;

#### Bedroom One

Complete with carpet flooring, central heating radiator and window to rear elevation.

#### Bedroom Two

Having carpet flooring, central heating radiator and window to front elevation

#### Bedroom Three

Having carpet flooring, window to rear elevation and central heating radiator.



#### Bathroom

Complete with a three piece suite in white comprising of panelled bath, pedestal hand wash basin and low flush wc. There are full tiled walls, central heating radiator and window to front elevation.

#### Outside

To the front of the property there is a brilliant sized garden with mostly laid to lawn with a patio seating area with pergola. As the property sits on a corner plot the garden wraps around to the rear where you will find a block paved driveway and access to the garage.








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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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NEWARK  
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