



£210,000

Maypole Road, Wellow, Newark,

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"The property offers generous accommodation throughout and presents an excellent opportunity for a purchaser to modernise and renovate to their own specification. While the property would benefit from updating, it is well-proportioned and occupies a highly sought-after residential location within Wellow. The spacious layout, combined with its desirable setting, is expected to appeal to a wide range of buyers seeking a family home with scope to add value"

Luke, Valuer



## ENDLESS POTENTIAL

*Situated in the desirable village of Wellow, this spacious semi-detached home offers well-balanced accommodation including two reception rooms, a conservatory, and well-proportioned bedrooms*

The property provides excellent potential for improvement and modernisation, making it an ideal purchase for buyers looking to create a home tailored to their own tastes, whilst benefiting from its generous size and popular location.



## THE FINER DETAILS

*Situated in the highly desirable village of Wellow, this spacious two-bedroom semi-detached home offers generous living accommodation throughout and presents an excellent opportunity for buyers seeking a property with character, space, and potential in a sought-after location.*

The ground floor comprises an entrance porch leading into a welcoming hallway, a comfortable living room, separate dining room, fitted kitchen, and a bright conservatory overlooking the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom. The principal bedroom is exceptionally spacious, having been created by combining two bedrooms, providing ample room for a dressing area or home office, with the potential to be reinstated as a three-bedroom property if desired.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. The front garden is mainly laid to lawn with a variety of mature plants and shrubs, creating an attractive approach. To the rear is a beautifully maintained and spacious garden featuring a decking area, ornamental pond, established planting, and well-kept lawns, offering a peaceful setting for outdoor relaxation and entertaining.





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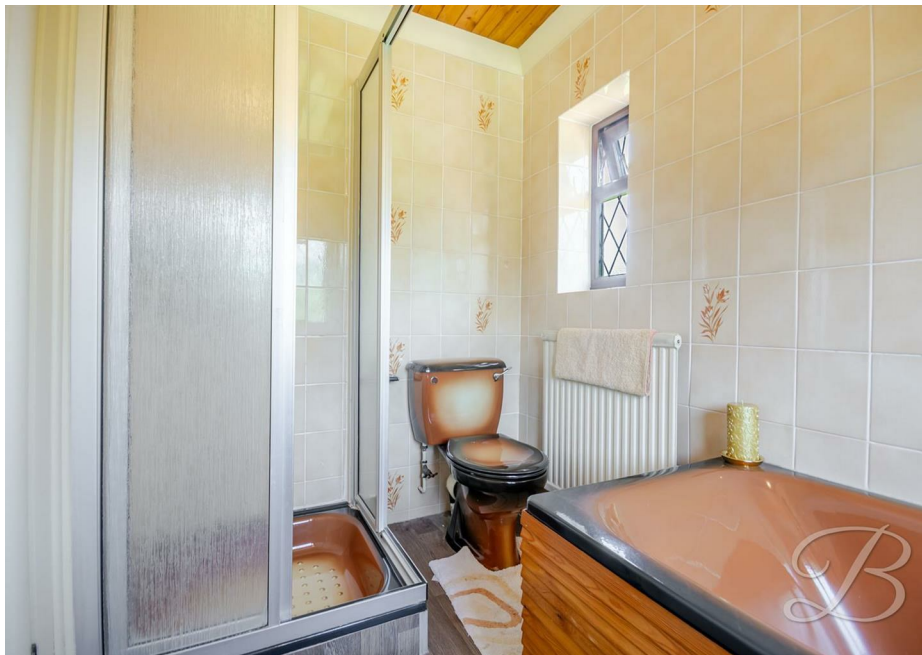


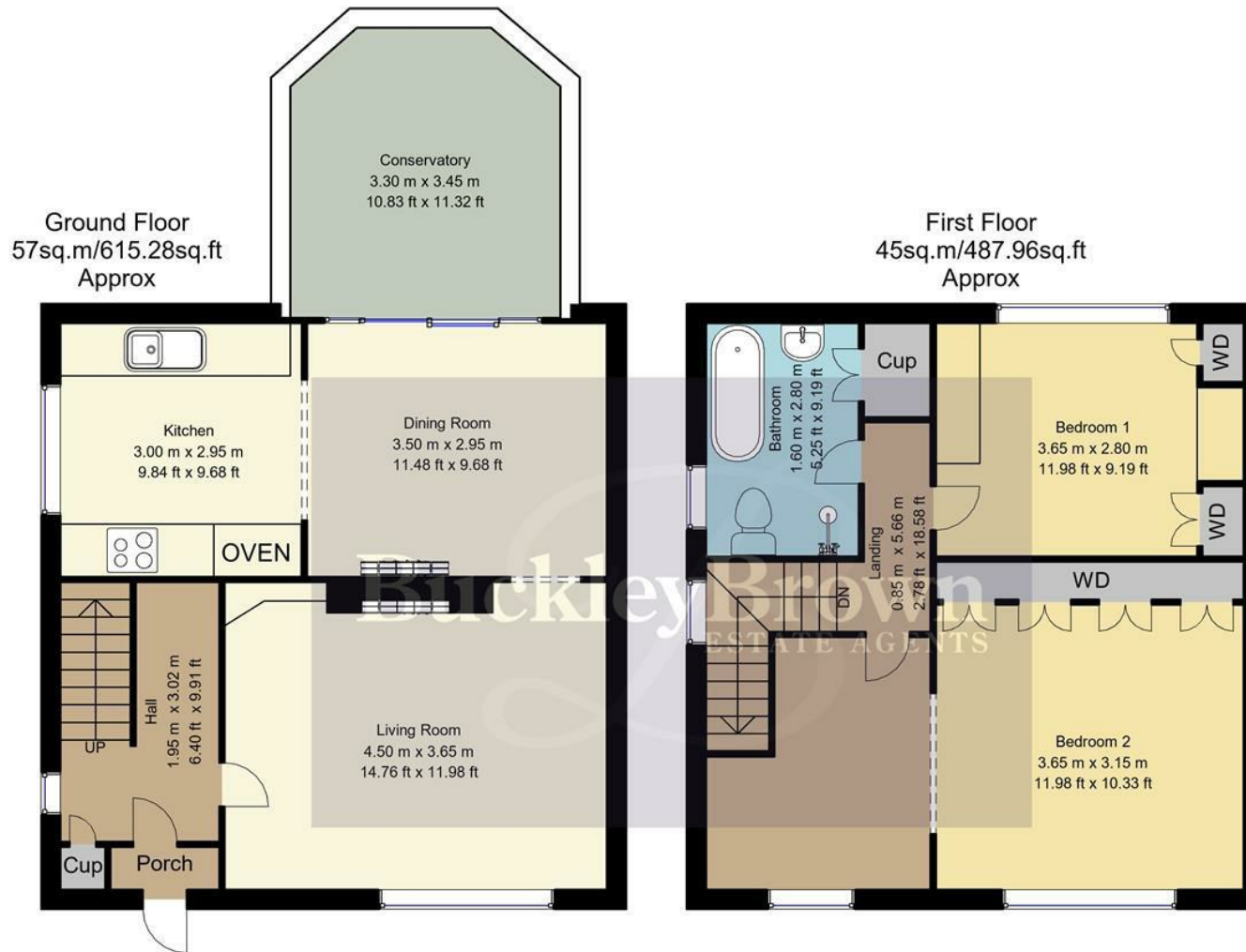
## LIFE IN WELLOW

Set in the heart of the Nottinghamshire countryside, Wellow is a picturesque village renowned for its historic maypole, village green, and strong sense of community. Offering a peaceful rural lifestyle, it is an ideal location for families, professionals, and those seeking the charm of village living without compromising on convenience.

The village benefits from a well-regarded primary school, traditional pub, village hall, church, and a range of community events throughout the year. Surrounded by beautiful countryside, Wellow is perfect for walking, cycling, and enjoying the outdoors, with nearby Ollerton providing everyday amenities and Newark-on-Trent and Nottingham offering excellent shopping, dining, and transport links.

Maypole Road enjoys a desirable position within the village, combining a tranquil setting with easy access to local amenities and the surrounding countryside.





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.

## Key Features

Sought-after village location in Wellow

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Two generous reception rooms

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Bright conservatory overlooking the garden

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Exceptionally large principal bedroom with dressing area potential

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Potential to reinstate a third bedroom (subject to requirements)

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Driveway providing off-road parking

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Beautifully maintained front and rear gardens

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Spacious rear garden with decking and ornamental pond

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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