

# BURGIN ATKINSON

& C O M P A N Y

Sell from  
**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## 94 Dove Croft

New Ollerton, Newark, NG22 9RQ

**£160,000**



3 BED SEMI DETACHED HOME - IDEAL LOCATION - PERFECTLY PRESENTED THROUGH OUT - MODERN KITCHEN AND BATHROOM - IDEAL FIRST TIME BUY OR DOWNSIZE - FRONT AND REAR GARDENS - OFF STREET PARKING - EPC C



## Description

This three bedroom, semi detached property is situated in the popular village of Ollerton, close to local amenities, walks and schools and would ideally suit a growing family looking for a property with a great living space. There is a train station nearby for those commuting and the A614 is just a 5 minutes drive from the property.

Internally, this home offers a modern kitchen diner with integrated appliances and a spacious yet cosy living room with patio doors leading out into the rear garden. To the first floor, you will find the main bedroom which features fitted wardrobes, a second bedroom and a third smaller bedroom all containing laminate flooring. The main three piece suite family bathroom which hosts a bath with overhead rainfall shower, hand wash basin and w/c.

Externally, this home offers a spacious rear garden which is mostly laid to lawn with a patio area, two large sheds and a greenhouse. To the front of the property is a large driveway which continues to the rear garden and provides parking for at least two vehicles. The is also a lawned area to the front of the property which is of a considerable size.

Viewings are advised for this property to appreciate the spacious yet homely feel that this house has to offer.

**Living Room 9'10" x 19'7" (3.00 x 5.97)**

**Kitchen Diner 11'0" x 19'7" (3.37 x 5.97)**

**Bedroom One 9'9" x 10'2" (2.99 x 3.12)**

**Bedroom Two 13'7" x 9'2" (4.16 x 2.80)**

**Bedroom Three 6'4" x 10'5" (1.94 x 3.20 )**

**Bathroom 7'3" x 5'9" (2.23 x 1.76)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

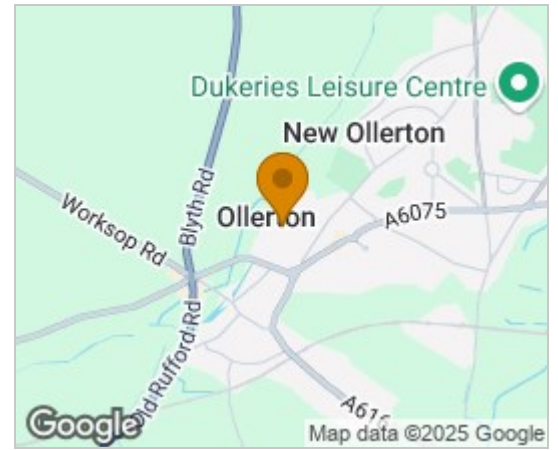
Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

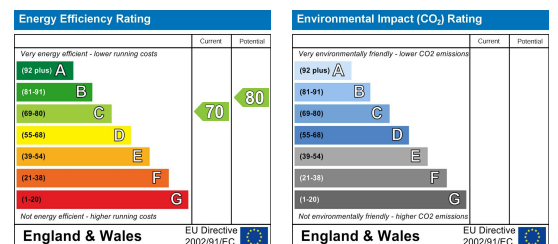
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.