



*Kingfisher Way*

*Ollerton*



Offers in the Region Of £142,000

**(Chadwells**  
Estate & Letting Agents

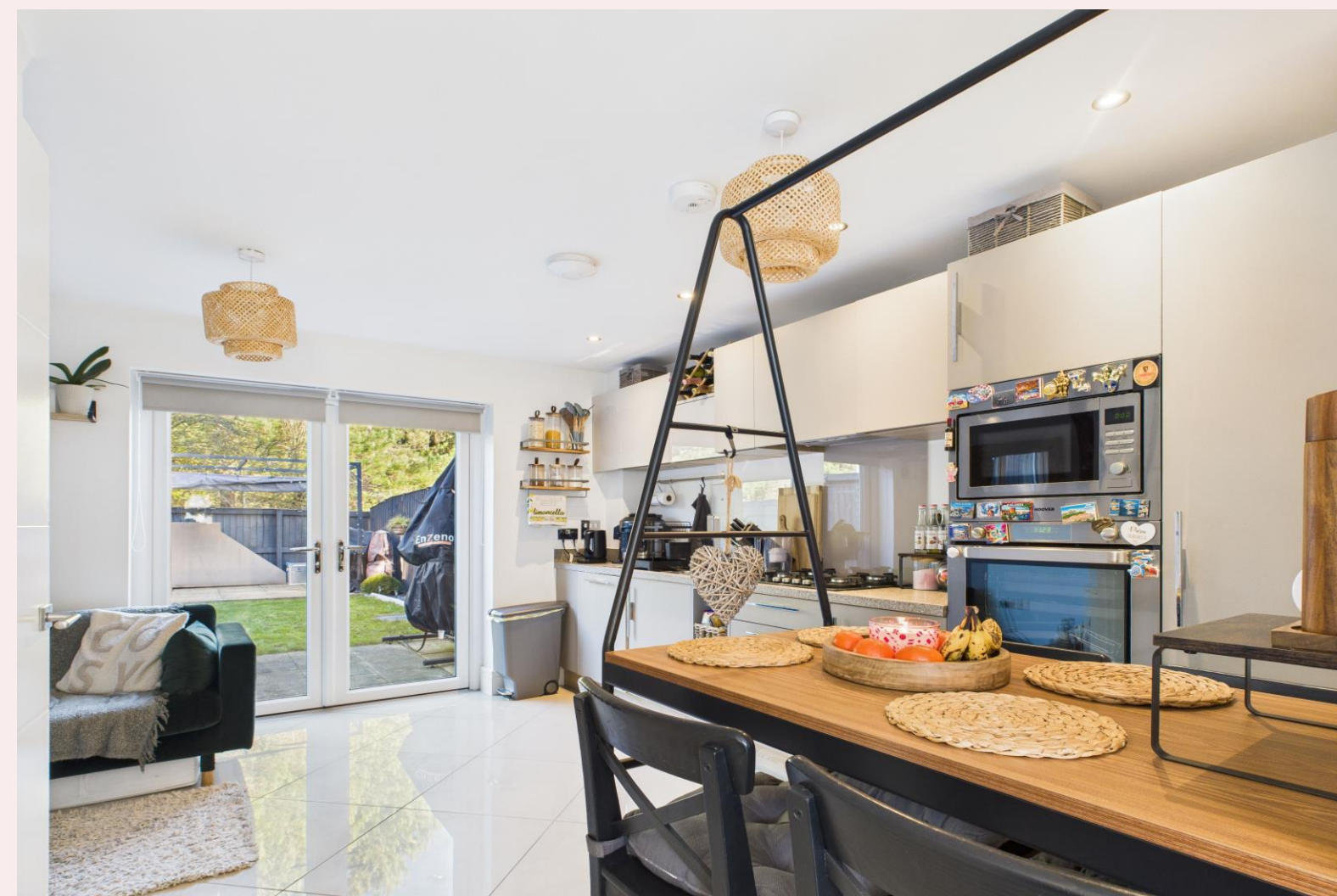








*Welcome to this charming One  
Bedroom Semi Detached  
Property*







*Kingfisher Way*







Welcome to this charming 1-bedroom, 2-bathroom semi-detached house located in the lovely town of Ollerton. Perfectly combining comfort and style, this property offers spacious living spaces and a modern open plan design that makes it ideal for both relaxing and entertaining. Whether you're a first-time buyer, a downsizer, or looking for a cozy home with contemporary touches, this residence ticks all the boxes. Step inside to find a bright and airy reception room that seamlessly flows into the open plan kitchen and dining area. The sleek, modern kitchen is thoughtfully designed with high-quality fixtures and plenty of storage space, making meal prep a genuine pleasure. The open layout not only enhances natural light throughout the space but also creates a welcoming atmosphere perfect for hosting friends or enjoying quiet evenings in. The spacious double bedroom offers a peaceful retreat, complete with ample storage options to keep your room clutter-free. With two modern bathrooms included in the floor plan, convenience is assured for both residents and guests. The bathrooms feature contemporary fittings, ensuring you start your day refreshed and end it in comfort. One of the standout features of this property is the fully enclosed garden to the rear. This private space is perfect for outdoor dining, gardening, or simply unwinding while enjoying the tranquil woodland backdrop that creates a sense of peace and privacy. Whether you're sipping your morning coffee or letting the kids play safely, the garden is a wonderful extension of the living area. Additional benefits include a private driveway, offering secure off-street parking, and gas central heating throughout the home, ensuring warmth and efficiency all year round. Located close to local amenities, you'll enjoy easy access to shops, restaurants, schools, and transport links, making day-to-day living convenient and stress-free. This delightful semi-detached house in Ollerton presents a fantastic opportunity to embrace modern living in a serene, well-connected setting. Don't miss the chance to make this welcoming and beautifully maintained home your own. Contact us today to arrange a viewing and discover all that this wonderful property has to offer.



# Step inside...

**Entrance Hall** *6' 7" x 5' 4" (2.01m x 1.62m)*  
Enter through white composite door, tiled flooring and stairs to 1st floor.

**Open Plan Living Space** *12' 11" x 13' 8" (3.93m x 4.16m)*  
Fitted with a range of matching wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliance include an eye level electric oven, microwave, gas hob with extractor over, dishwasher and fridge freezer. Tiled flooring, two pendant light fittings, ceiling spotlights, Tv point, radiator, composite door to the front aspect and uPVC French doors out to the rear garden.

**Utility Room**  
With space and plumbing for washing machine and tumble dryer, shelf for storage, Bt point, tiled flooring, ceiling light and extractor fan.

**Cloakroom** *5' 2" x 4' 11" (1.57m x 1.50m)*  
Fitted with a low flush W/C and wall mounted hand wash basin. Tiled flooring, radiator, obscure uPVC window to the front aspect and ceiling spotlights.

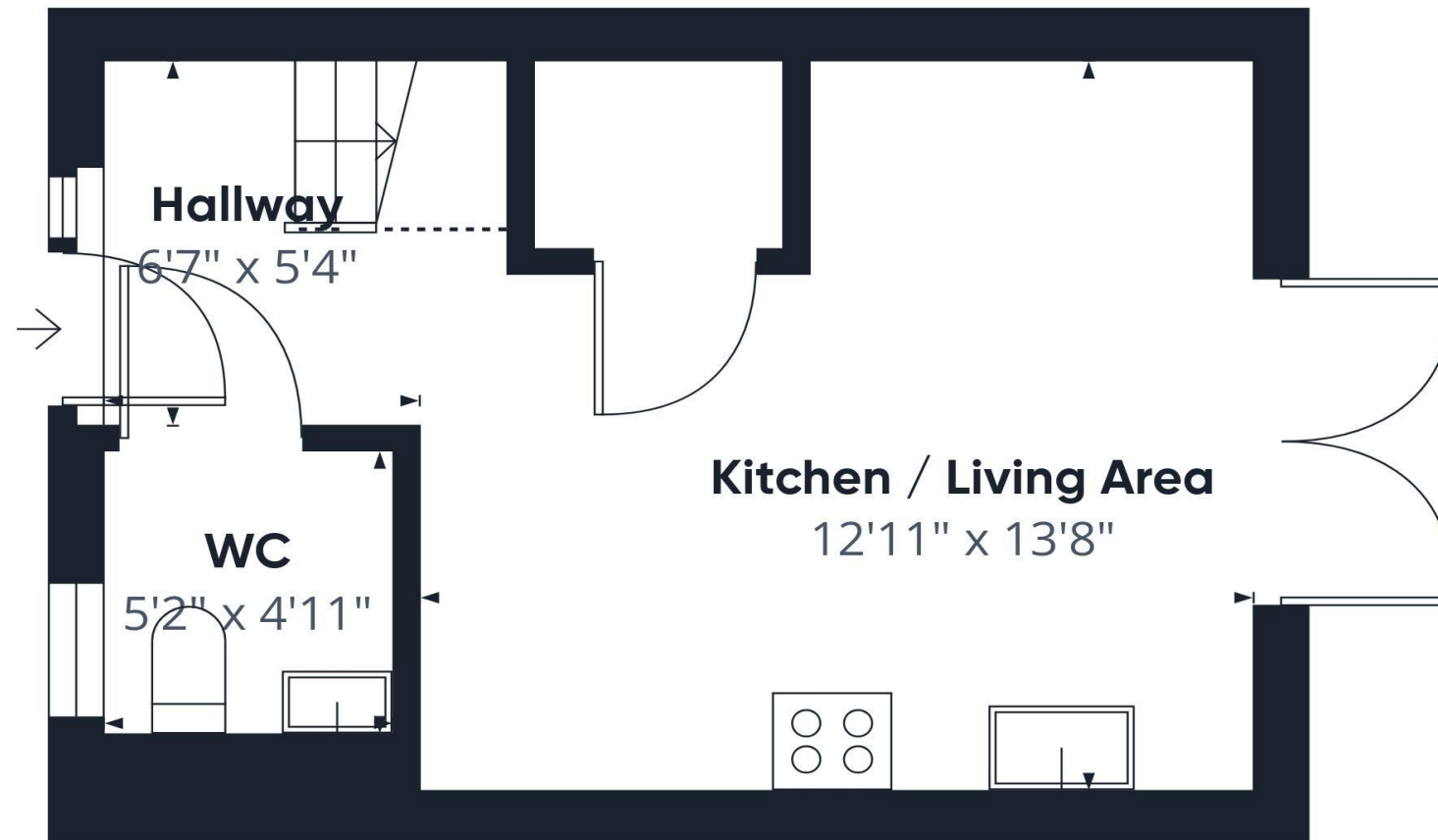
**First Floor Landing** *6' 3" x 7' 0" (1.90m x 2.13m)*  
Carpet flooring on stairs and landing, storage and access bathroom, bedroom and loft access.

**Bedroom** *12' 10" x 9' 4" (3.91m x 2.84m)*  
With built in wardrobes, large storage cupboard housing the boiler, dual aspect uPVC windows, carpet flooring, radiator and two pendant light fittings.

**Bathroom** *5' 6" x 7' 2" (1.68m x 2.18m)*  
Fitted with a three piece suite comprising of bath with rainfall and handheld shower heads, wall mounted basin with push close vanity and low flush WC. Vinyl flooring, ceiling spotlights, extractor fan, obscure uPVC window to the rear aspect, chrome heated towel rail and part tiled walls.

**Externally**  
To the side of the property is a private driveway offering ample off road parking with a gate leading to the enclosed rear garden. The rear garden is fully enclosed and is mainly laid to lawn with two patio areas and stunning woodland views to the rear.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

442 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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property, give us a call.

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