



*Bescar Lane*

*Ollerton*



Offers in the Region Of £235,000

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**CHARMING DETACHED  
BUNGALOW...**

**NO UPWARD CHAIN...**







*Bescar Lane*





# *Welcome*

Tucked away neatly in a delightful position this three bedroom home has been loved and cherished by its previous owners and is ready and waiting for its new forever residents. Well proportioned and generously sized accommodation lending itself perfectly to practical family living. The bungalow briefly comprises; three bedrooms, bathroom/wet room, kitchen, lounge, diner/sun room and beautiful rear garden. The property also benefits from having a private driveway which gives plenty of off street parking, low maintenance front garden, double glazed windows, a garage and gas central heating.



# Step inside...

**Porch** 7' 1" x 10' 6" (2.16m x 3.20m)

With tiled flooring, UPVC door and window to the front aspect. Doors into garage and to the entrance hall.

**Entrance Hall**

Vinyl flooring, radiator, ceiling light and storage cupboard.

**Lounge** 15' 1" x 16' 1" (4.59m x 4.89m)

Enter the lounge through French doors. Carpet flooring, obscure window to side aspect. Open plan into the conservatory/dining room.

**Dining/Sun Room** 7' 10" x 15' 10" (2.40m x 4.83m)

Laminate flooring, two radiators, wall lights and door to patio and rear garden.

**Kitchen** 8' 1" x 14' 6" (2.46m x 4.42m)

Fitted with a range of wall and base units, stainless steel sink and drainer with mixer tap, roll top work surfaces, space and plumbing for washing machine, integrated fridge/freezer, Zanussi oven, hob and extractor fan. Tiled flooring, window to the rear aspect, arch way to the hall and UPVC door to the side, giving easy access to the rear garden.

**Bedroom One** 10' 10" x 10' 11" (3.30m x 3.33m)

With carpet flooring, window to the front aspect, ceiling light and radiator.

**Bedroom Two** 10' 10" x 8' 9" (3.30m x 2.67m)

Carpet flooring, window to the side aspect, ceiling light and radiator.

**Bedroom Three** 10' 5" x 7' 4" (3.18m x 2.24m)

With carpet flooring, window to the front aspect, ceiling light and radiator.

**Front Garden**

Low maintenance from garden and driveway leading to garage.

**Rear Garden**

Enclosed private rear garden that is mainly laid to lawn. Patio area and gated access to the side of the property.

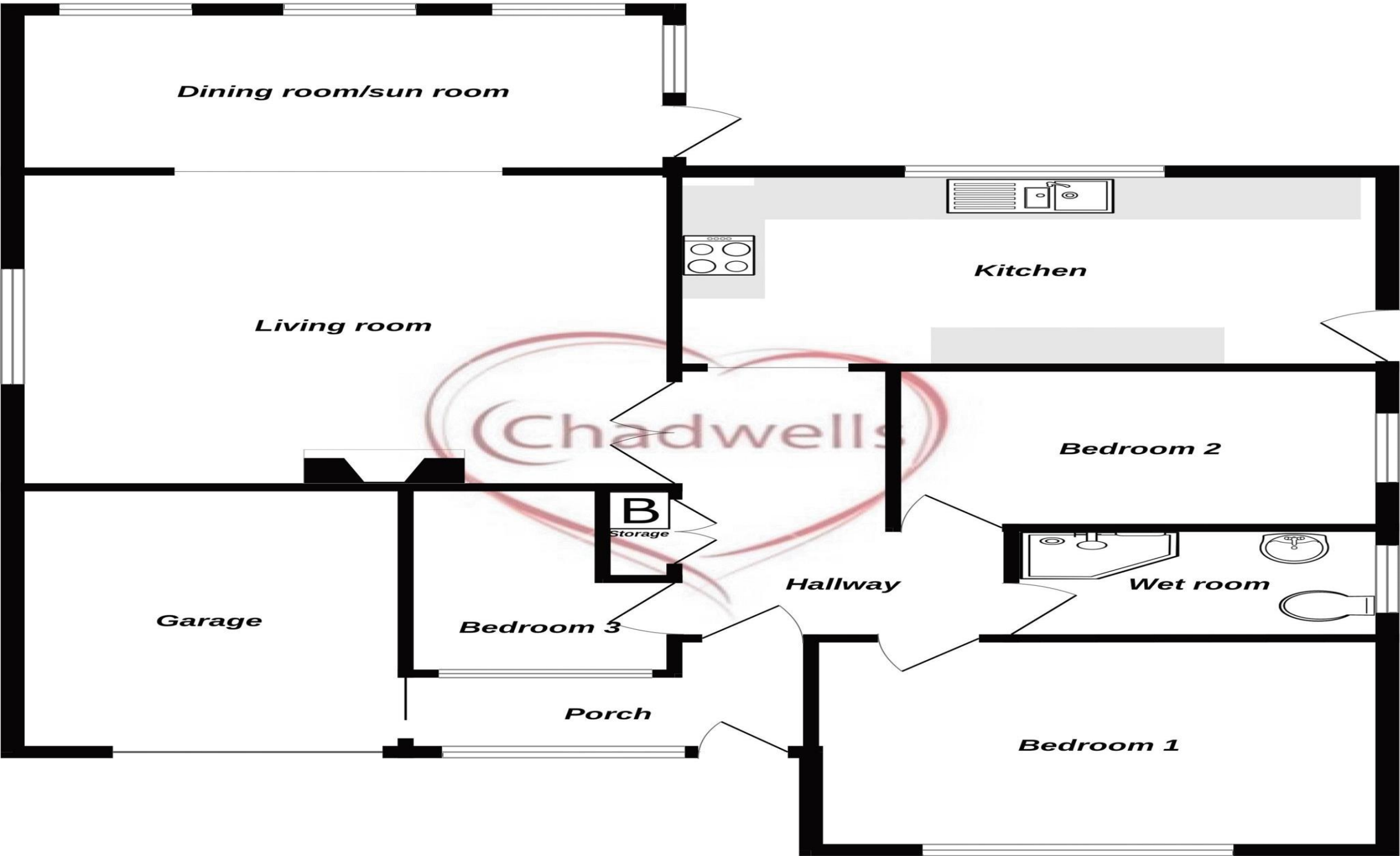
**Garage**

Integral Garage with power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



*Ground Floor*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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