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ESTATE AGENTS

The Sydings Ollerton Road

Little Carlton, Newark, NG23 6BP

Price Guide £300,000

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*** PRICE GUIDE £300,000 TO £325,000 ***A MODERN SANCTUARY WITH ENDLESS SURROUNDING COUNTRYSIDE***

Nestled in the heart of the idyllic village of Little Carlton, this refurbished semi-detached bungalow offers a blend of contemporary design and rural tranquility. This home has been thoughtfully extended and transformed by the current owner to create a "peaceful haven" that feels both warm and welcoming.

The Heart of the Home: The showstopper is undoubtedly the extended open-plan kitchen diner. Bathed in natural light from a feature skylight—perfect for dining under the stars—this space is a chef's dream and the ultimate setting for hosting. Whether it's a quick morning coffee or entertaining guests. The home's inviting lounge is designed for cosy evenings and relaxation.

Space & Serenity: The property features three well appointed bedrooms, including a newly fitted ensuite to bedroom one. A modern family shower room serves the rest of the home, ensuring comfort for guests and family alike.

Outdoor Living & Extras: Step outside to a private garden where the raised decked terrace is your front-row seat to the countryside—perfect for alfresco dining.

Income-Generating: Owned solar panels provide a greener footprint and an impressive annual return of approximately £750.
The Garage/Workshop: A 23ft detached garage offers massive potential for car enthusiasts, a home gym, or a professional workshop.

Located in the peaceful village of Little Carlton, this property enjoys excellent connectivity. The A1, A46, and A52 are easily accessible, and the east coast mainline provides a swift 1 hour and 15-minute journey to London Kings Cross – ideal for commuters seeking a tranquil retreat. Enjoy the charm of village life with the convenience of nearby amenities and the beautiful surrounding countryside.

























Entrance Hall

Lounge
12'1 x 17'5 (3.68m x 5.31m)

Extended Kitchen Diner
11'6 x 17'3 (3.51m x 5.26m)

Bedroom One
11'10 x 12'0 (3.61m x 3.66m)

Ensuite
8'6 x 3'4 (2.59m x 1.02m)

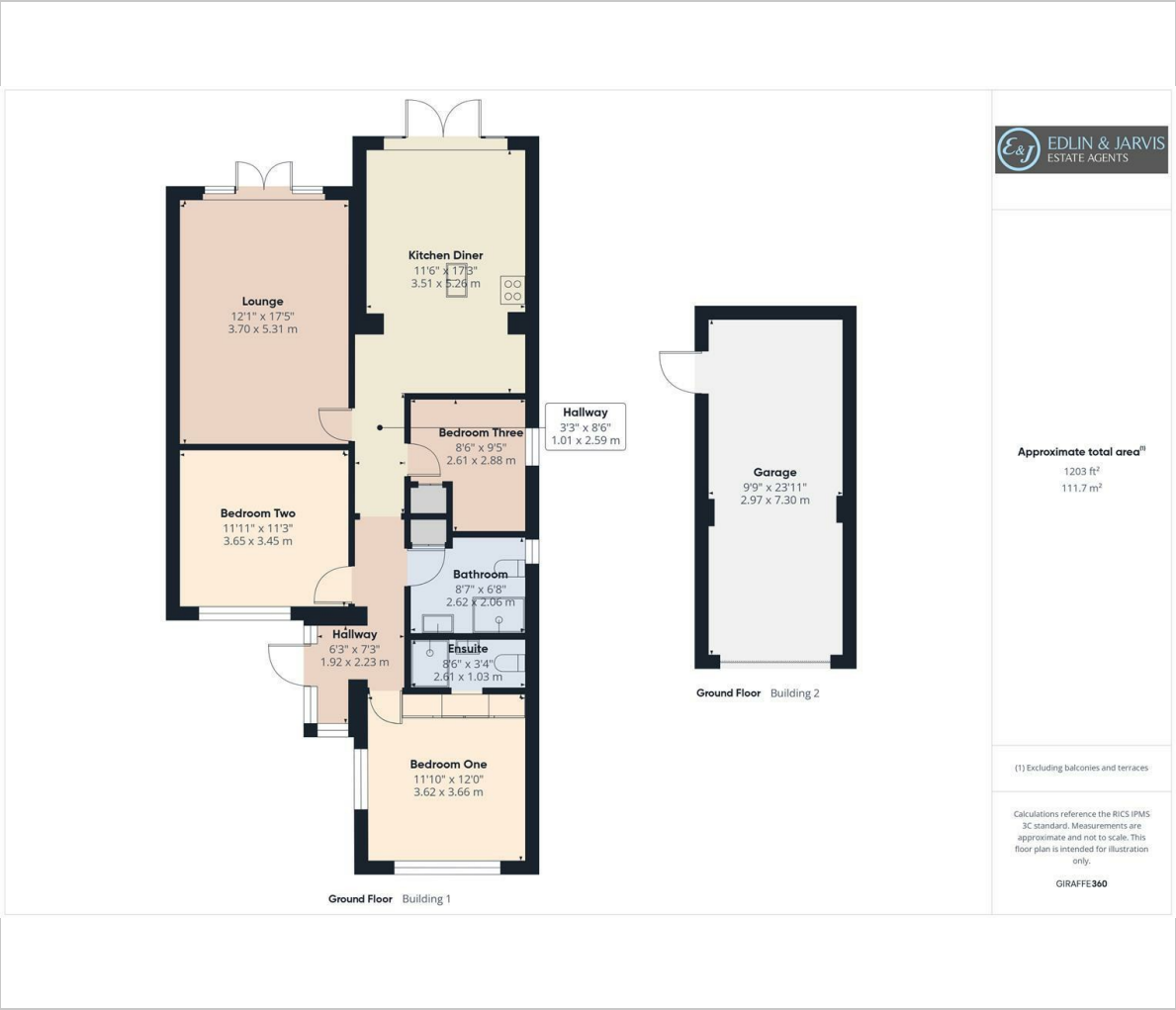
Bedroom Two
11'11 x 11'3 (3.63m x 3.43m)

Bedroom Three
8'6 x 9'5 (2.59m x 2.87m)

Bathroom
8'7 x 6'8 (2.62m x 2.03m)

Garage
9'9 x 23'11 (2.97m x 7.29m)

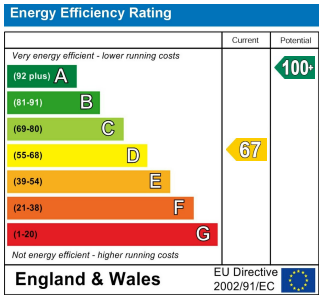
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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