



The Sydings Ollerton Road
Little Carlton, Newark, NG23 6BP

Price Guide £325,000

3 2 1 D

The Sydings Ollerton Road

Little Carlton, Newark, NG23 6BP

*** PRICE GUIDE £325,000 TO £340,000 ***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)

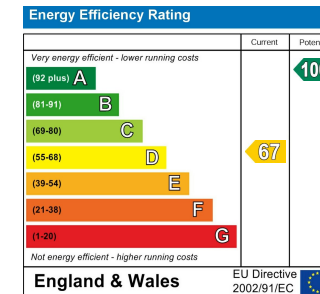
Floor Plan



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.

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.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>