

**FOR  
SALE**



**Petersmith Drive, New Ollerton, Newark, Nottinghamshire NG22 9RZ**

**£165,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Perfect Family Home... Situated in the heart of Ollerton this three bedroom semi detached property has been fully renovated throughout. Internally the property boasts a spacious kitchen/diner and lounge to the ground floor with the first floor housing three well proportioned bedrooms, family bathroom and separate w/c. Not only will the inside of this property catch your eye but you will not be disappointed by the external. Fenced front garden which is mainly laid to lawn with path leading to the front door and gated access to the rear of the property. Brick built storage shed. Private rear garden which is fully fenced and mainly laid to lawn and complete with a decking area, ready for entertaining. Solar panels. Contact our office today to avoid missing out.

## POINTS OF INTEREST

- Three Well Proportioned Bedrooms
- New Boiler - Baxi combi boiler,
- Off Road Parking
- Located Close To Local Amenities
- Good Sized Enclosed Rear Garden
- Good sized Lounge
- Solar Panels





**Entrance Hall**

5.11m x 7m (16' 9" x 23' 0") Accessed through a uPVC door to the front aspect having under stairs built in storage cupboard, laminate flooring, radiator, pendant light fitting and stairs off to the first floor.

**Living Room**

10m x 18.2m (32' 10" x 59' 9") With carpet flooring, dual aspect uPVC windows to the front and rear aspect, ceiling light fitting, radiator.

**Kitchen/Diner**

1.32m x 18.3m (4' 4" x 60' 0") Fitted with a range of matching wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include an electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine, two ceiling light fittings, laminate flooring, radiator, under stairs storage and uPVC door leading to the rear garden.

**First Floor Landing**

Carpet flooring, storage cupboard which houses a 'Baxi' combi boiler and access to loft.

**Master Bedroom**

10.2m x 12.4m (33' 6" x 40' 8") With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

**Bedroom Two**

9.11m x 9.3m (29' 11" x 30' 6") With carpet flooring, dual aspect uPVC windows to the front and side, pendant light fitting and radiator.

**Bedroom Three**

7.2m x 8.7m (23' 7" x 28' 7") With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

**W/C**

4.9m x 2.7m (16' 1" x 8' 10") Low flush w/c with obscure window to rear aspect.

**Family Bathroom**

5.3m x 5.6m (17' 5" x 18' 4") White two piece suite, comprising of pedestal sink and bath with shower over and shower screen. Radiator, ceiling light and obscure window to rear aspect.

**Externally**

Fenced front garden which is mainly laid to lawn with path leading to the front door and gated access to the rear of the property. Brick built storage shed. Private rear garden which is fully fenced and mainly laid to lawn and complete with a decking area, ready for entertaining. Solar panels - provided by Shade Greener free of charge and provide free electric to the householder.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Brick

**EPC Rating:** B (82)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

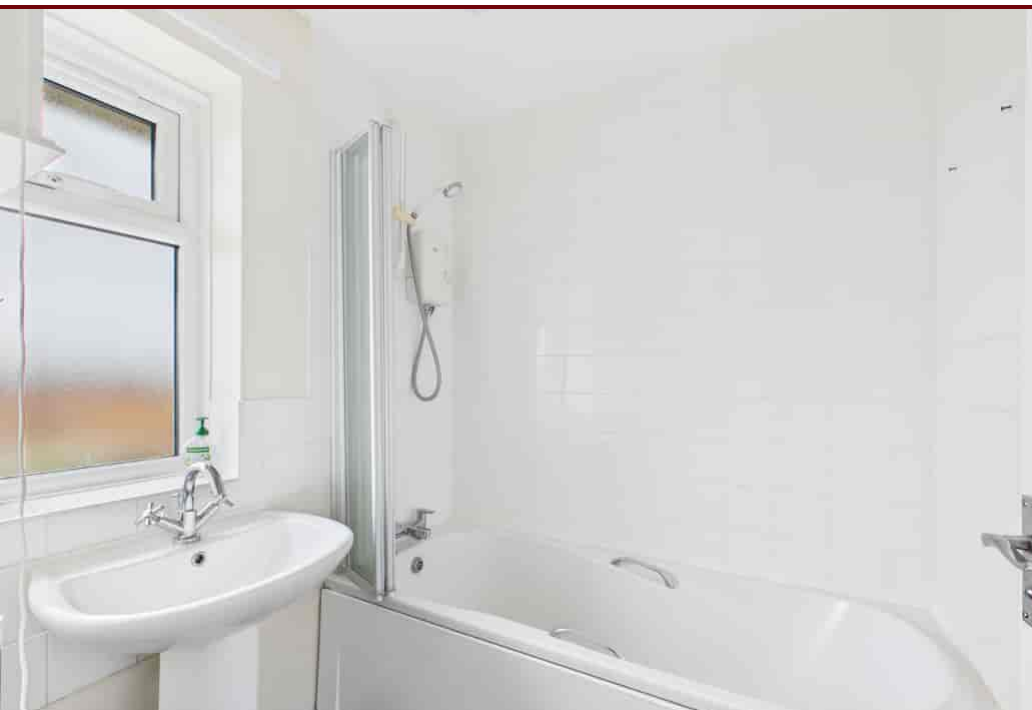
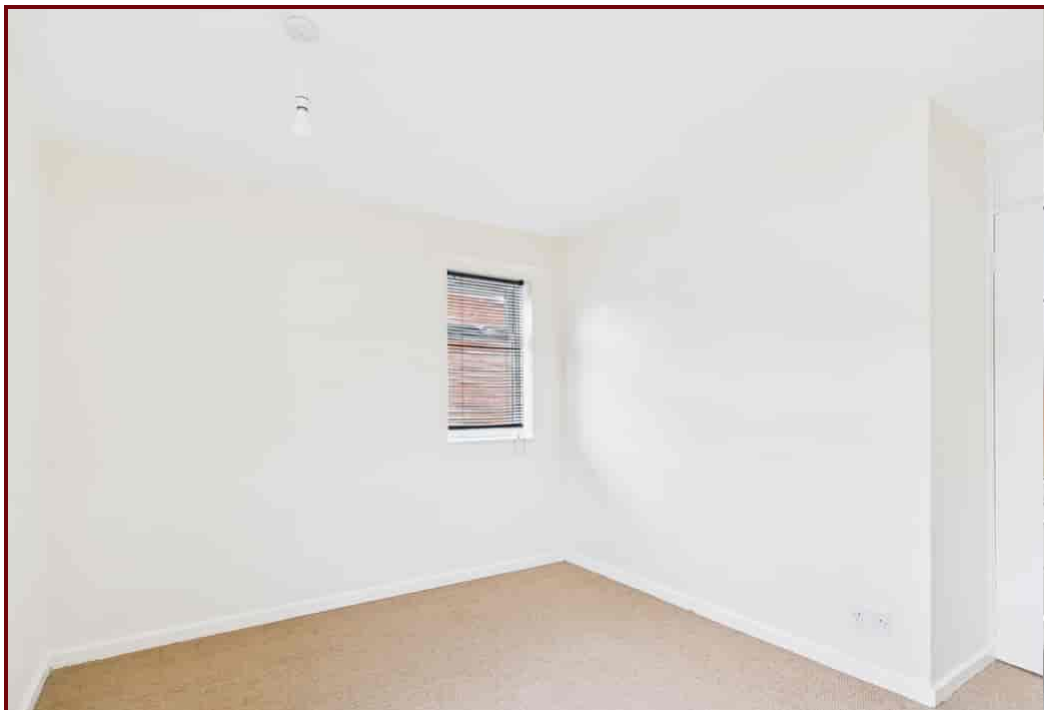
**Any risk of coastal erosion?** No

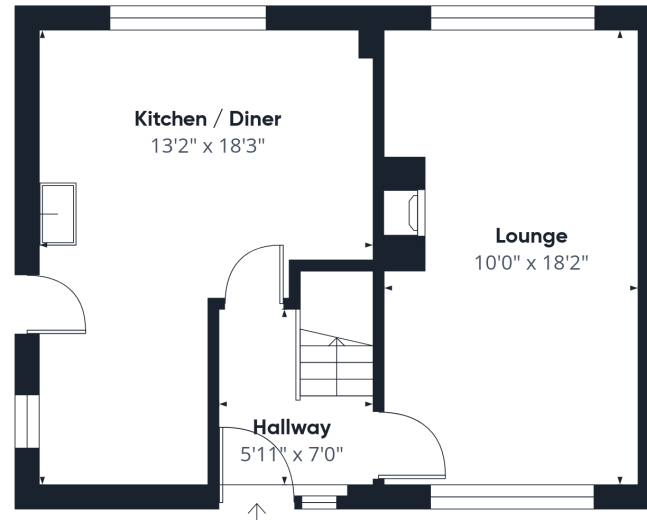
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

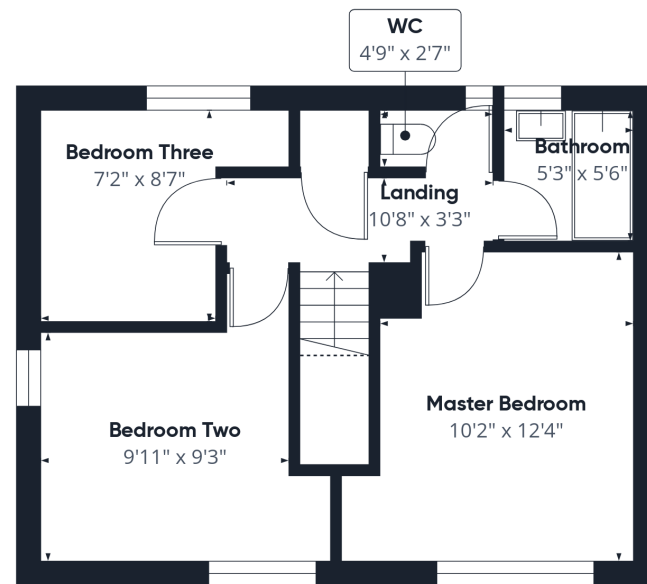
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
812 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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