



**TO
LET**

Cedar Lane, New Ollerton, Newark, Nottinghamshire NG22 9SH



£895 pcm

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Welcome to this charming three-bedroom semi-detached house located in the heart of New Ollerton, offering a perfect blend of comfortable living and modern convenience. Whether you're a growing family or looking for a versatile home with ample space, this property ticks all the right boxes and more. Boasting two generous reception rooms, a modern kitchen, and a large rear garden, this home provides plenty of room to relax, entertain, and create lasting memories.

Situated close to a variety of local amenities, including shops, schools, and recreational facilities, this home offers both convenience and community. Excellent transport links to neighbouring towns and cities further enhance the appeal, making daily commutes or weekend getaways hassle-free.

POINTS OF INTEREST

- Three Bed Semi Detached
- Bright and Airy Living Room
- Spacious Kitchen Diner
- Detached Garage
- Private rear garden
- Close to local amenities



Entrance Hall

Enter through the uPVC door into the entrance hall with stairs off to the first floor and doors leading to the lounge and kitchen.

Kitchen/Diner

5.79m x 4.07m (19' 0" x 13' 4") The kitchen is fitted with wall and base units, roll top worksurfaces with an inset stainless steel sink, drainer and mixer tap. Free standing electric oven with hob and space for fridge freezing. UPVC window and door leading to the rear garden.

Lounge

5.62m x 3.09m (18' 5" x 10' 2") The lounge has dual aspect windows, a focal fireplace, carpet flooring and radiator.

First Floor Landing

With carpet flooring, doors leading to the three bedrooms, loft access and a airing cupboard housing boiler.

Master Bedroom

3.78m x 3.13m (12' 5" x 10' 3") With carpet flooring radiator and uPVC window.

Bedroom Two

2.91m x 3.56m (9' 7" x 11' 8") With carpet flooring radiator and uPVC window.

Bedroom Three

2.64m x 2.16m (8' 8" x 7' 1") With carpet flooring radiator and uPVC window.

Family Bathroom

A paneled bath with shower overhead and hand wash basin. Tiled walls, vinyl flooring and obscure window.

WC

With low flush WC.

Externally

A shared drive way leading to a detached garage. The front and back gardens are laid mainly to lawn.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Driveway. Garage.

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: C (69)

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



