

FOR
SALE



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

£135,000 - Freehold

Chadwells
Estate & Letting Agents

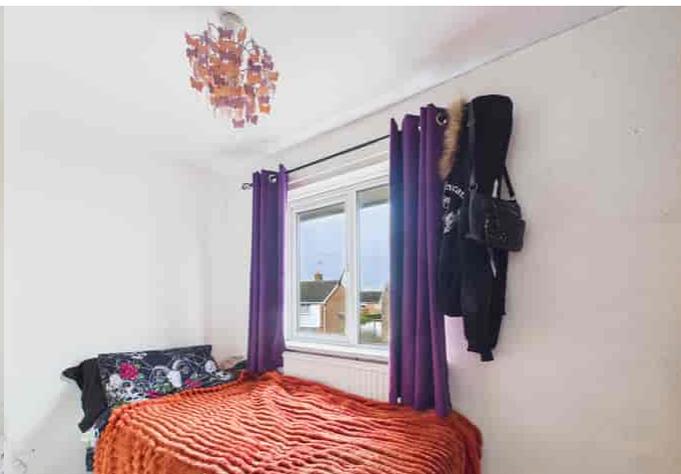
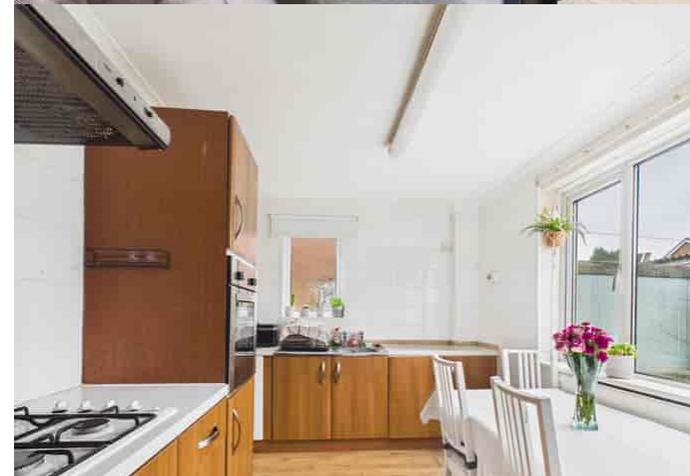
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Welcome to this spacious three-bedroom semi-detached house located in the friendly and sought-after community of New Ollerton. Perfectly positioned for families and professionals alike, this delightful home offers a comfortable and inviting living space with great potential to make your own. Whether you're a first-time buyer or looking to downsize. Internally the property boasts a generous lounge, kitchen and separate utility room to the ground floor with the first floor housing three well proportioned bedrooms, bathroom and there is the added benefit of a separate WC. Outside, the property boasts a private, low-maintenance garden that is perfect for enjoying sunny days, gardening hobbies, or simply spending quality time with family and friends. This semi-detached home is ideally situated close to local amenities including shops, schools, and parks. Excellent transport links make commuting straightforward, with easy access to nearby towns and the surrounding countryside. New Ollerton's vibrant community spirit and range of facilities ensure you have everything you need just moments away. Don't miss the chance to make this wonderful property your new home. Offering an excellent balance of space, comfort, and location, this three-bedroom semi-detached house represents fantastic potential. Arrange your viewing today and experience firsthand the welcoming ambience and endless possibilities that await you.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Three Bedrooms
- Garage
- Perfect Property To Make Your Own
- Desirable Location Close To Local Amenities



Entrance Hall

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

Lounge

14' 3" x 10' 11" (4.34m x 3.33m) With carpet flooring, radiator, TV point and uPVC window to the front aspect.

Kitchen

14' 2" x 9' 11" (4.32m x 3.02m) Fitted with a range of wall and base units having square edge worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Tiled splash backs, uPVC window to the rear and side aspects, radiator, wall mounted Ideal boiler and laminate flooring. Integrated appliances include an eye level electric oven and gas hob with an extractor hood over.

Utility Room

5' 10" x 6' 0" (1.78m x 1.83m) With laminate flooring, wall units and plumbing for washing machine. A uPVC door leads into the conservatory.

First Floor Landing

With carpet flooring, ceiling light fitting and loft access.

Bedroom One

12' 3" x 10' 0" (3.73m x 3.05m) With carpet flooring, pendant light fitting, radiator, airing cupboard and uPVC window to the rear aspect.

Bedroom Two

9' 9" x 10' 9" (2.97m x 3.28m) With carpet flooring, radiator, pendant light fitting and uPVC window to the front aspect.

Bedroom Three

10' 8" x 6' 10" (3.25m x 2.08m) With carpet flooring, pendant light fitting, radiator and uPVC window to the front aspect.

Bathroom

5' 3" x 5' 4" (1.60m x 1.63m) Fitted with a two piece suite comprising of bath with electric shower over and pedestal wash basin. Vinyl flooring, fully tiled walls, radiator and obscure uPVC window to the rear aspect.

WC

2' 7" x 5' 5" (0.79m x 1.65m) Fitted with a low flush WC and having vinyl flooring and obscure uPVC window to the rear aspect.

Externally

To the front of the property there is an enclosed garden. The rear garden is laid with artificial lawn and has a large patio area. The property further benefits from a brick built shed and gate leading to the shared driveway and detached garage with up and over door.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Garage.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Building Safety

Not known

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 78% of fixed outlets

Existing Planning Permission

Not aware

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (73)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

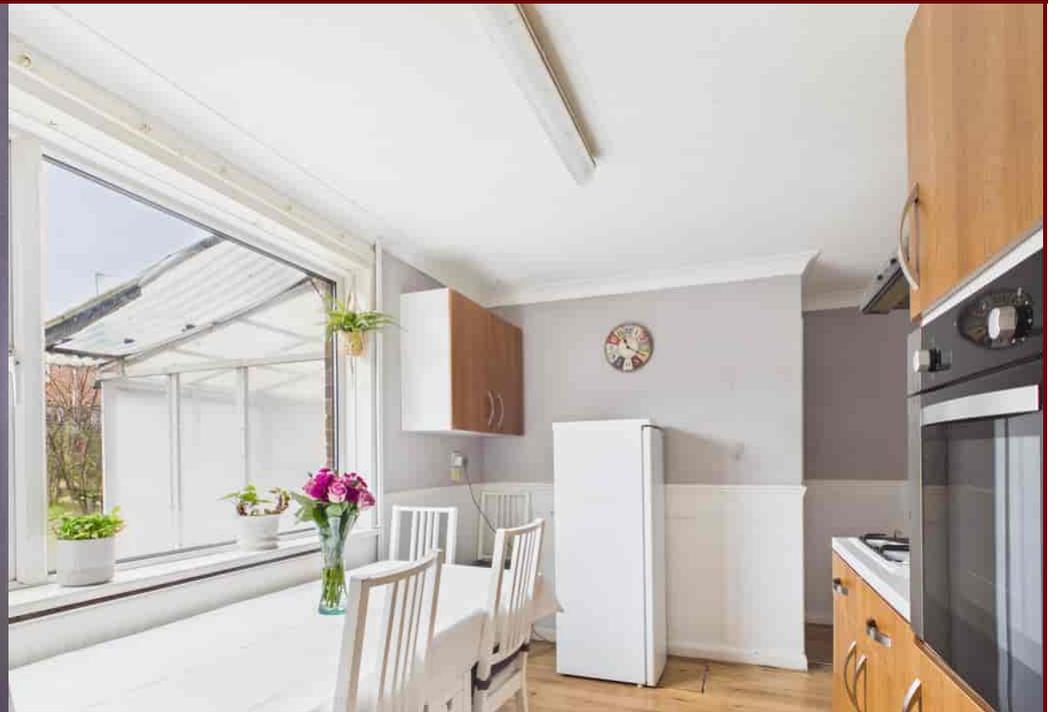
Any risk of coastal erosion? No

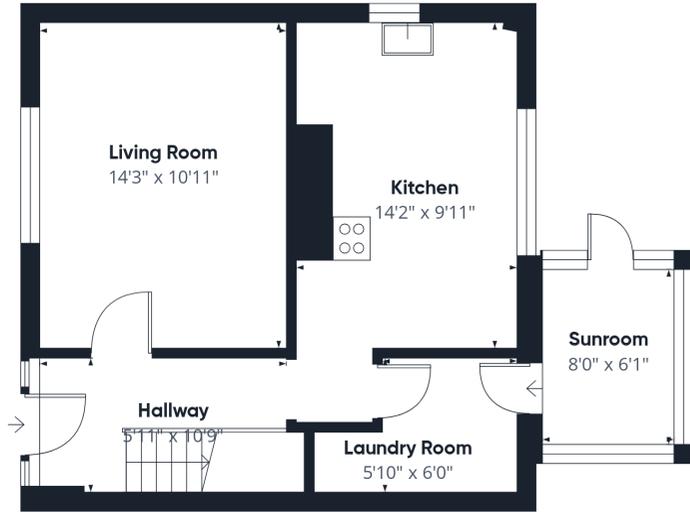
Is the property listed? No

Are there any restrictions associated with the property? Yes

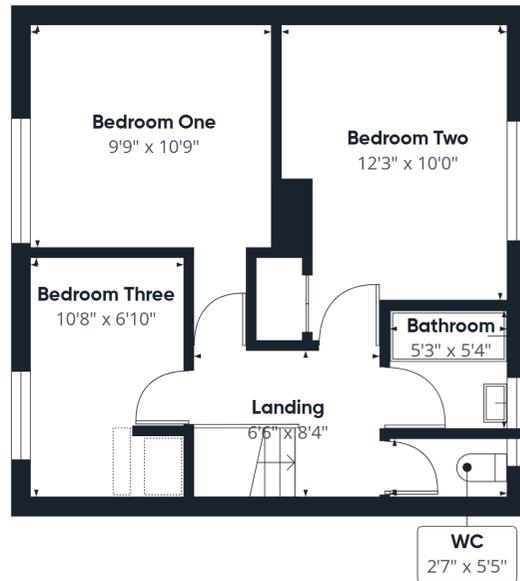
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾
861 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360