

TO
LET



Whinney Lane, New Ollerton, Newark, Nottinghamshire NG22 9TE

£900 pcm

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

Modern Family Living... Situated in the heart of Ollerton this three bed semi detached family home sits close to local amenities including shops, schools, doctors and transport links. Internally the property comprises lounge, spacious kitchen diner to the ground floor, with the first floor housing three well proportioned bedrooms and a newly fitted family bathroom. Additionally benefitting from gas central heating, uPVC double glazing throughout and gardens to the front and rear aspects of the property with ample parking and garage. Contact our office today to arrange a viewing!

POINTS OF INTEREST

- Gas Central Heating
- Three Generous Bedrooms
- Desirable Location Close To Transport Links
- Modern Fully Fitted Kitchen
- Good Sized Garden
- Off Road Parking



Entrance Hall

Accessed through a composite door to the side aspect and having carpet flooring, ceiling light fitting, understairs storage and stairs off to the first floor landing.

Lounge

11.2m x 15.9m (36' 9" x 52' 2") With laminate flooring, uPVC window to the front aspect, TV point, two radiators, ceiling light fitting and patio doors out to the rear garden.

Kitchen/Diner

19m x 10.8m (62' 4" x 35' 5") Fitted with a range of modern wall and base units having roll top worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include a electric oven, microwave and hob with extractor over. Tiled splash backs and flooring, radiator, dual aspect uPVC windows, ceiling spotlights and uPVC door giving access to the rear garden. Space and plumbing for a washing machine and upright fridge freezer.

First Floor Landing

With carpet flooring, loft access, radiator and two uPVC windows.

Master Bedroom

16m x 10.8m (52' 6" x 35' 5") With carpet flooring, two uPVC windows to the rear aspect, Tv point, radiator and pendant light fitting.

Bedroom Two

11.2m x 9.1m (36' 9" x 29' 10") With carpet flooring, uPVC window to the side aspect, radiator and pendant light fitting.

Bedroom Three

8m x 7.5m (26' 3" x 24' 7") With laminate flooring, uPVC window to the front aspect, radiator and pendant light fitting.

Bathroom

11.1m x 6.5m (36' 5" x 21' 4") Fitted with a three piece suite comprising of bath with electric shower over, low flush WC and pedestal hand wash basin. Obscure uPVC window to the rear aspect, vinyl flooring, aqua board splash backs and ceiling light fitting.

Externally

To the front of the property there is a lawned area which opens onto the road. To the side there is a shared driveway which leads to a graveled car standing space in front of the single garage. A

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: D (59)

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

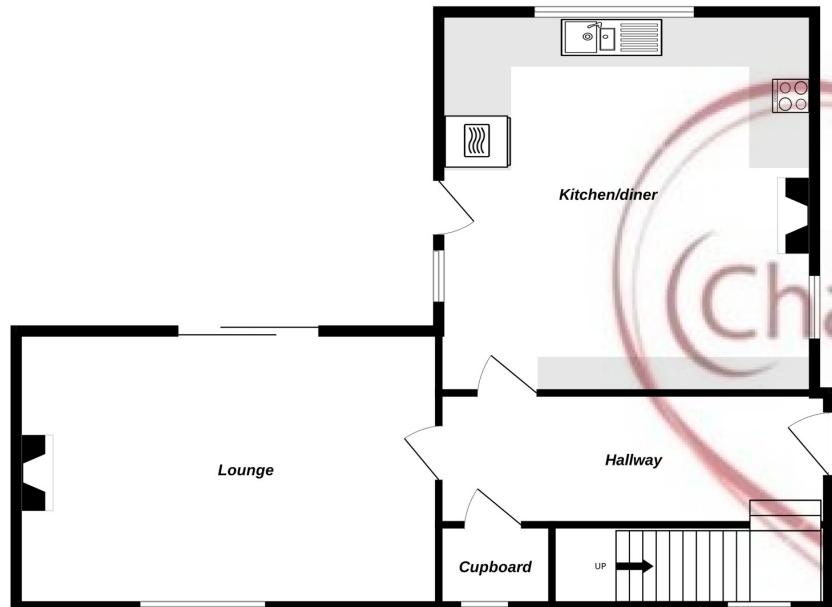
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

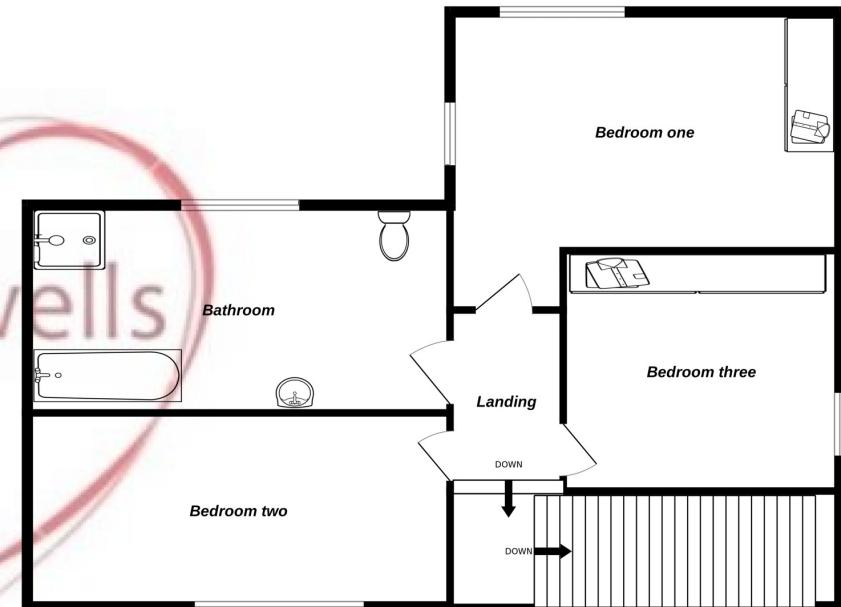
The existence of any public or private right of way? No



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024