

TO  
LET



Goodwill Road, Ollerton, Newark, Nottinghamshire NG22 9WL

£1,250 pcm

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Lovely detached, three bedroom property situated in popular residential area of Ollerton....

## POINTS OF INTEREST

- Detached House
- Part Furnished\*
- Master Bedroom with ensuite
- Driveway and Garage
- Quiet Residential Area



**Entrance Hall**

Enter through the composite door into the entrance hall with carpet flooring, radiator and doors leading to the kitchen/diner, lounge and cloak room. Stairs off to the first floor landing.

**Lounge**

With carpet flooring, french doors to the rear garden, uPVC window to the front aspect and radiator.

**Kitchen/Diner**

Fitted with wall and base units, integrated fridge/freezer, electric oven and gas hob with extractor above. Square edged worksurfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for dishwasher and washing machine. Tiled flooring, dining area, uPVC window to the front aspect, French doors to the rear garden and storage cupboard.

**Cloakroom**

With low flush WC and hand wash basin. Obscure window and vinyl flooring.

**First Floor Landing**

With carpet flooring, doors to the three bedrooms and family bathroom. Loft access, uPVC window and radiator.

**Master Bedroom**

With carpet flooring, radiator, uPVC window to the front aspect and door leading to the ensuite shower room.

**Ensuite**

With walk in shower, hand wash basin and low flush WC. Vinyl flooring, radiator and obscure window.

**Bedroom Two**

With carpet flooring, radiator, uPVC window and store cupboard.

**Bedroom Three**

With carpet flooring, radiator and uPVC window.

**Family Bathroom**

With free standing bath, hand wash basin and low flush WC. Part tiled walls and flooring, radiator and obscure window.

**Outside**

The front has its own private driveway that leads to the garage with up and over door, power and lighting.

The rear garden has a large patio area for seating and an area laid to lawn. Access to the garage.

## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL. Cable.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

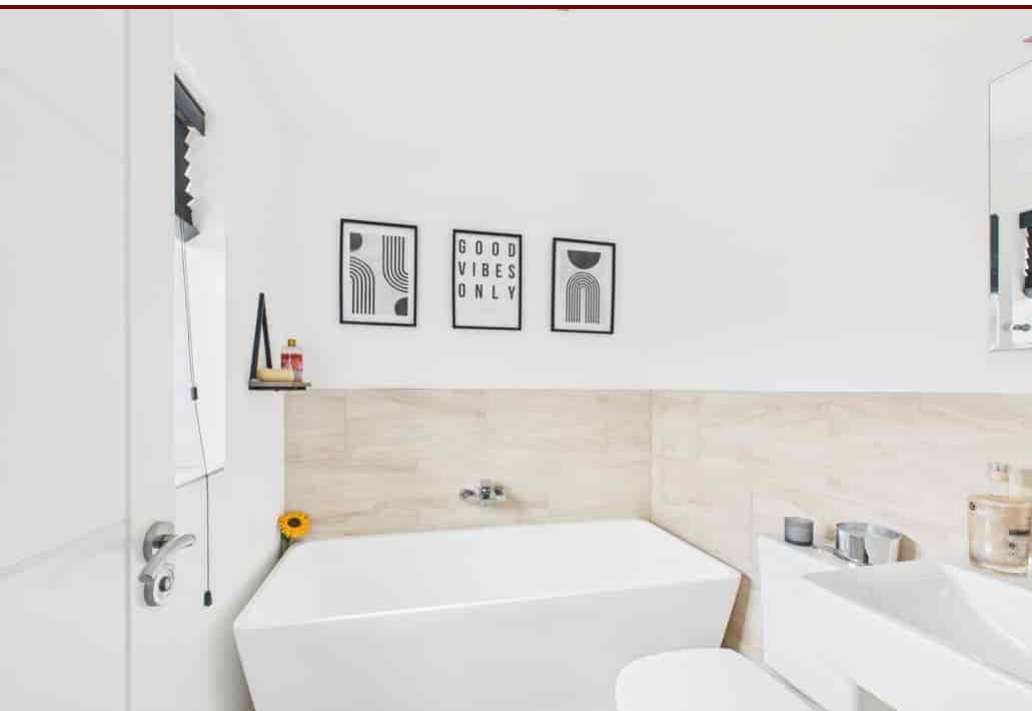
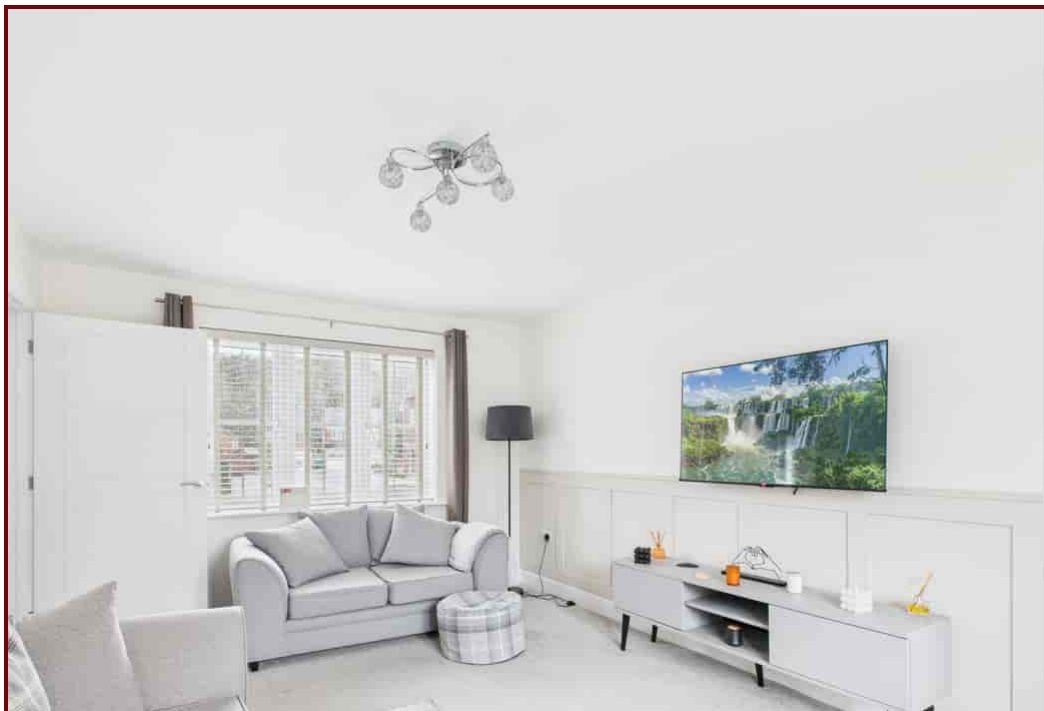
**Any risk of coastal erosion?** No

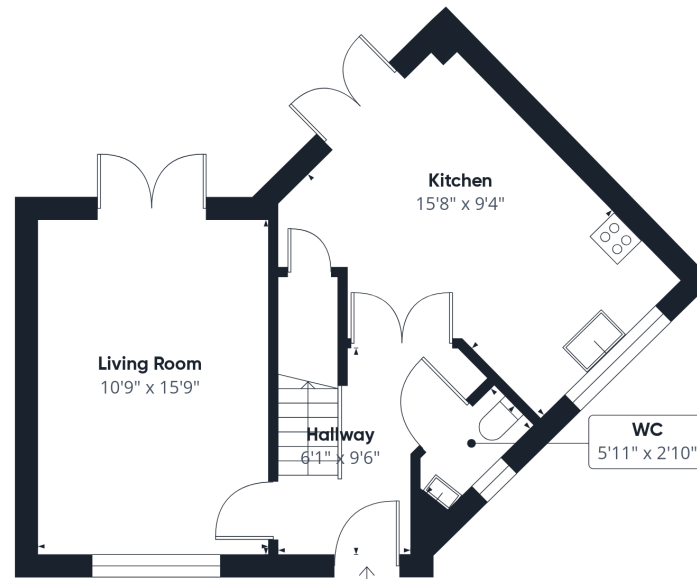
**Is the property listed?** No

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

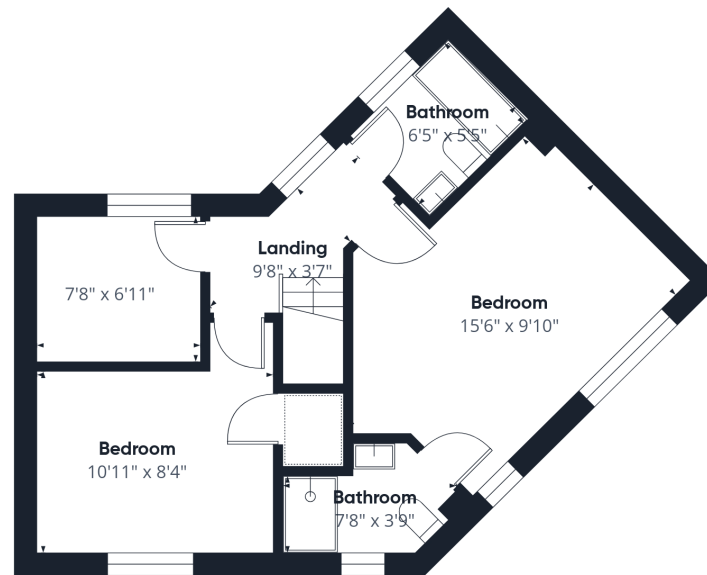
**Any easements, servitudes, or wayleaves?** No

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





**Approximate total area<sup>(1)</sup>**  
855 ft<sup>2</sup>



(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.

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