

TO  
LET



Lavender Close, New Ollerton, Newark, Nottinghamshire NG22 9GB

£950 pcm

Chadwells  
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 [Property@chadwells.co.uk](mailto:Property@chadwells.co.uk)

## PROPERTY SUMMARY

## POINTS OF INTEREST

- Three Storey Property
- Three Bedrooms
- Spacious Inside and Out
- Family Bathroom and Cloakroom
- Allocated parking for Two Vehicles



### **Entrance Hall**

Enter through the composite door into the entrance hall with carpet flooring, radiator, doors to the kitchen, cloakroom and lounge. Stairs off to the first floor.

### **Kitchen**

Fitted with wall and base units, roll top worksurfaces with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine and fridge/freezer. Integrated electric oven, hob and extractor above. Tiled splash backs, tile effect vinyl flooring and window to the front aspect. Wall mounted boiler.

### **Lounge**

With carpet flooring, radiator, door to the rear garden and understairs storage cupboard.

### **Cloakroom**

With low flush WC and hand wash basin.

### **First Floor Landing**

With carpet flooring and doors leading to two bedrooms and family bathroom.

### **Bedroom Two**

4.05m x 4.09m (13' 3" x 13' 5") With carpet flooring, radiator, three windows to the front aspect and a free standing wardrobe.

### **Bedroom Three**

3.51m x 1.94m (11' 6" x 6' 4") With carpet flooring, radiator and window to the rear aspect.

### **Bathroom**

1.96m x 1.69m (6' 5" x 5' 7") Fitted with a three piece suite comprising bath with mains fed shower over, hand wash basin and low flush WC. Vinyl flooring, radiator and obscure window.

### **Master Bedroom (Second Floor)**

7.71m x 3.02m (25' 4" x 9' 11") With exposed solid wood flooring, dual aspect windows and radiator. Loft access.

### **Outside**

The front has a path leading to the front door and borders filled with shrubs and plants.

the rear garden is laid mainly to lawn and has gated access to the rear two allocated parking spaces.

**MATERIAL  
INFORMATION**

**Council Tax:** Band B

N/A

**Parking Types:** Allocated.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

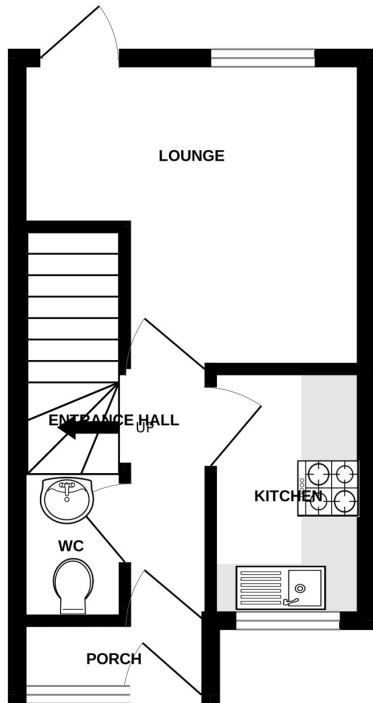
**Are there any restrictions associated with the property?** No

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

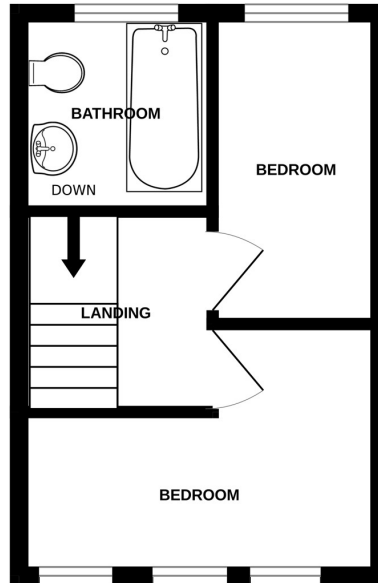
**The existence of any public or private right of way?** No



GROUND FLOOR



1ST FLOOR



2ND FLOOR

