

REDUCED



Cinder Lane, Ollerton, Newark, Nottinghamshire NG22 9AZ

£189,995 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

A lovely family home situated in a quiet residential area with wonderful field views...

POINTS OF INTEREST

- Quiet residential area
- Large Plot
- Field Views
- Three Bedrooms
- No upward Chain
- BY APPOINTMENT ONLY



Entrance Hall

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

Living Room

With carpet flooring, radiator, Bay window to the front aspect, focal fire place and door leading into the dining room.

Dining Room

With carpet flooring, radiator, french doors to the rear garden and a door leading into the kitchen.

Kitchen

With wall and base units, roll top work surfaces with inset stainless steel sink, drainer and mixer tap. Space for free standing cooker, tiled splash backs, tiled flooring, radiator, doors leading to the dining room, entrance hall way, understairs store which houses the boiler and a small utility cupboard.

Understairs storage

Housing gas boiler and an external door giving side access to the garden.

Laundry Room

With space and plumbing for washing machine.

Landing

With carpet flooring, radiator and doors leading to the three bedrooms, bathroom and WC.

Master Bedroom

With carpet flooring, radiator and bay window to the front aspect.

Bedroom Two

With laminate flooring, radiator and uPVC window to the rear aspect.

Bedroom Three

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

Shower Room

With large walk in shower and hand wash basin. Tiled walls, vinyl flooring, radiator and obscure window.

WC

With low flush WC.

Outside

The garden to the front is laid to lawn, there is a gated driveway to allow for off road parking.

The rear garden is laid mainly to lawn with a patio area, greenhouse and store shed.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £2,150.00

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

Building Safety

No

Mobile Signal

Most mobile signal is good.

Construction Type

Brick built. Tile roof uPVC windows and doors.

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

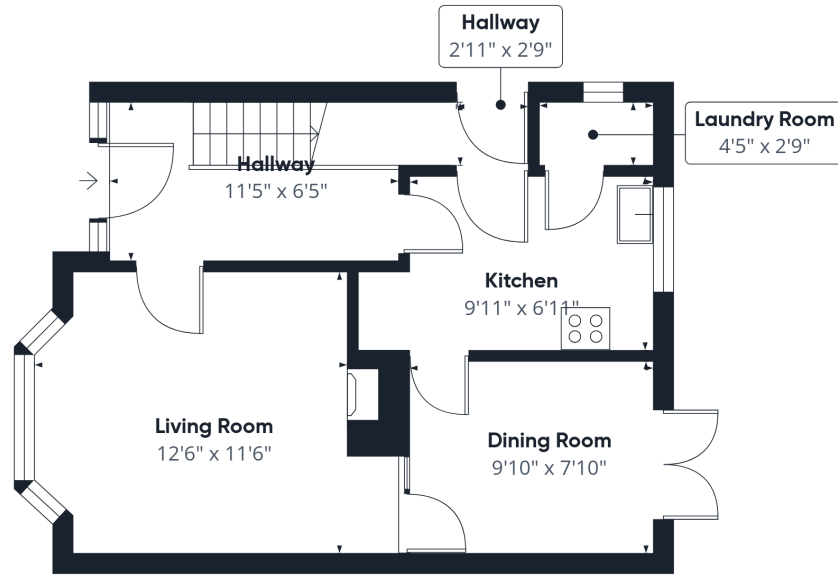
Is the property listed? No

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





Floor 0



Floor 1



Approximate total area⁽¹⁾
810 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.

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