

TO
LET



Swan Lane, Ollerton, Nottinghamshire ng22 9xw

£850 pcm

Chadwells
Estate & Letting Agents

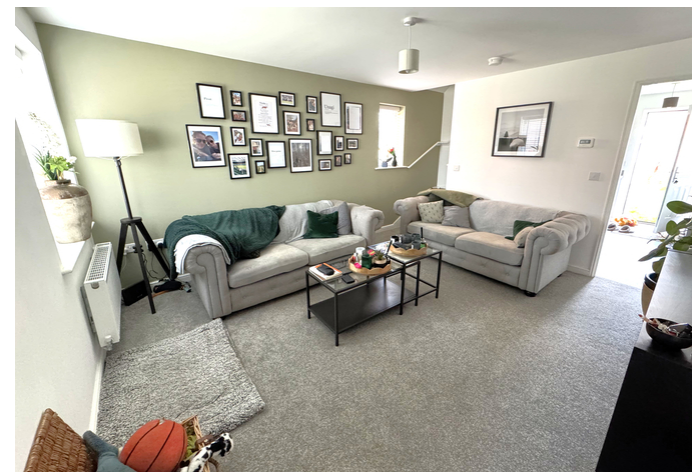
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Presenting a stunning two-bedroom, two-bathroom semi-detached house in the heart of Ollerton, this property perfectly blends modern living with practical comfort. Designed to meet contemporary standards with energy-efficient features throughout, it offers a kitchen/diner, a spacious reception room, and ample parking on the driveway. A private rear garden completes this inviting home, making it an ideal choice for families, professionals, or those looking to settle in a welcoming community.

POINTS OF INTEREST

- Two Bedroom Semi Detached
- Modern Day Living
- Kitchen / Diner
- Private Rear Garden
- Driveway Offering Ample Parking
- Close to Local Amenities
- Energy-efficient design and modern construction standards



Entrance Hall

White composite front door with glass panel into hallway with laminate flooring, radiator and ceiling light.

Cloakroom

Two piece white suite, uPVC obscure window to side aspect, extractor fan and ceiling light.

Living Room

UPVC window to front and side aspect of property. Carpet flooring, radiator and ceiling light.

Kitchen/Diner

Fitted with a range of wall and base units with roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Electric oven, hob and extractor fan above, uPVC window to the rear, radiator, ceiling light fitting, laminate flooring and uPVC door leading to rear garden.

Bedroom One

UPVC window to front aspect of property. Ceiling light fitting, carpet flooring and radiator.

Bedroom Two

UPVC window to rear aspect of property. Ceiling light fitting, carpet flooring, built in cupboard and radiator.

Family Bathroom

White 3 piece suite with shower over bath. Obscure window to side of property. Radiator, ceiling light, vinyl flooring and extractor fan.

Externally

Front garden mainly laid to lawn with gravel driveway and access to rear garden. The rear garden is fully enclosed with access to driveway and front of house.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

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: B (83)

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

