

TO  
LET



Sleepers Close, New Ollerton, Newark, Nottinghamshire NG22 9XU

£950 pcm

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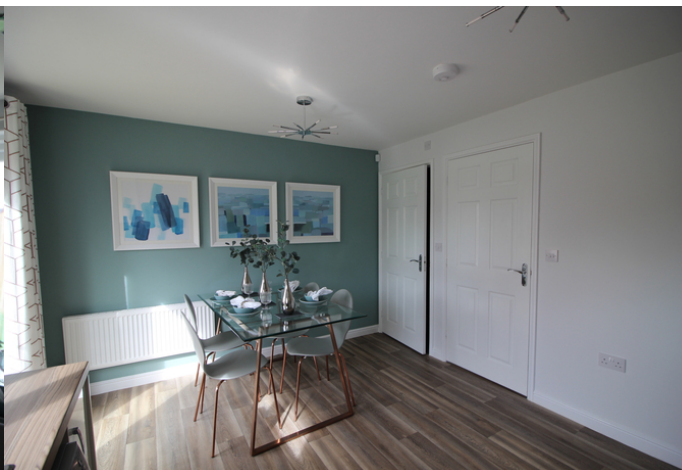
Chadwells  
Estate & Letting Agents

## PROPERTY SUMMARY

Chadwells are proud to bring this ex showroom 3 bed semi detached fully furnished property with garage to the rental market

## POINTS OF INTEREST

- Three Bedroom Semi Detached With Field Views
- Built in June 2022
- Furnished
- Open plan Kitchen/Diner
- Private Garage and Driveway
- Private and Enclosed Rear Garden
- Modern day living at it best....



**Entrance Hall**

Composite front door, radiator, light fitting, burglar alarm, stairs to first floor.

**Living Room**

15' 0" x 10' 0" (4.57m x 3.05m) UPVC windows to front and side aspect. Two sofa's, coffee table, side table, blinds, curtains, TV and understairs storage cupboard.

**Kitchen/Diner**

7' 9" x 13' 4" (2.36m x 4.06m) Fitted with a range of base and wall units, laminate work tops, stainless steel sink with mixer taps, electric oven, gas hob and extractor fan. Washing machine, fridge freezer, dining table and four chairs, radiator and vinyl flooring.

**Cloakroom**

5' 3" x 3' 1" (1.60m x 0.94m) Two piece white suite consisting of low flush w/c and hand basin, radiator and light fitting.

**First Floor Landing**

5' 2" x 6' 0" (1.57m x 1.83m) Carpet flooring, radiator, ceiling light and access to loft.

**Bedroom One**

10' 1" x 13' 5" (3.07m x 4.09m) Double bedroom with fitted wardrobes, double bed, two bedside tables, radiator and two uPVC windows to front aspect.

**Bedroom Two**

12' 9" x 7' 0" (3.89m x 2.13m) Double bedroom with freestanding wardrobe, two bedside tables

**Bedroom Three**

7' 3" x 6' 0" (2.21m x 1.83m) Single bedroom with single bed, two tall cabinets, radiator and window to rear aspect.

**Family Bathroom**

7' 5" x 5' 11" (2.26m x 1.80m) White three piece suite comprising bath with shower attachment, w/c, wash hand basin, wall mounted mirror, radiator and obscure window to side aspect.

**Externally**

To the front of the property the garden is mainly laid to lawn with the driveway providing off road parking and leads to the detached garage with up and over door. A side gate leads to the rear of the garden which is mainly laid to lawn with borders and small patio area.

## 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:** B (84)

**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

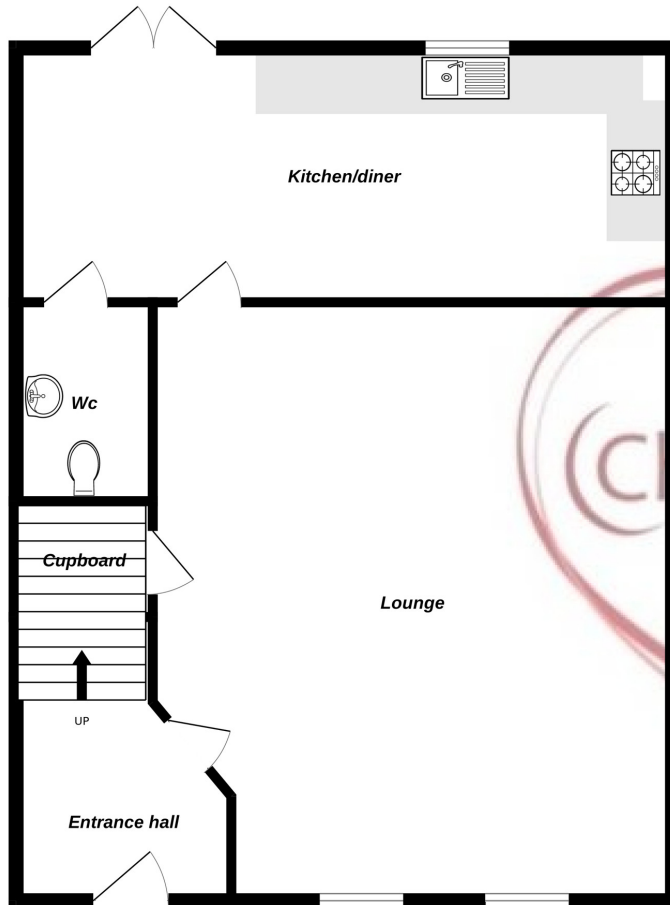
**Are there any restrictions associated with the property?** No

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

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



Ground Floor



1st Floor

