

TO
LET



Walesby Lane, New Ollerton, Newark, Nottinghamshire NG22 9UT

£800 pcm

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Chadwells
Estate & Letting Agents

PROPERTY SUMMARY

Welcome to this lovely two-bedroom home in the desirable area of New Ollerton, offering a perfect blend of comfort and convenience. Featuring two spacious bedrooms and a versatile reception room, this property provides ample space for both relaxing and entertaining. The modern bathroom complements the layout, while the gas central heating ensures a warm and cosy atmosphere all year round. Enjoy the added benefits of a driveway and a garage, providing secure parking and extra storage options. Set in a sought-after location, this charming property is ideal for those looking to settle in a friendly community with easy access to local amenities. Don't miss the opportunity to make this inviting house your new home!

POINTS OF INTEREST

- Two Spacious Bedrooms
- Gas Central Heating
- Garage
- Desirable Location
- Driveway



Entrance Hall

Accessed through a uPVC door to the front aspect and having laminate flooring, radiator, uPVC window to the side aspect, ceiling light fitting and stairs off to the first floor landing.

Kitchen

2.81m x 2.93m (9' 3" x 9' 7") Fitted with a range of white wall and base units having work surfaces over inset with a stainless steel sink, drainer and mixer tap. Tiled splash backs, space and plumbing for a washing machine, ceiling light fitting, laminate flooring, uPVC window to the front aspect, radiator and wall mounted boiler. Integrated appliances include an electric oven and gas hob with an extractor hood over.

Lounge

3.74m x 4.89m (12' 3" x 16' 1") With laminate flooring, uPVC window to the rear aspect, ceiling and wall light fittings two radiators TV point and patio doors out to the rear garden.

First Floor Landing

With carpet flooring, loft access, pendant light fitting and obscure uPVC window to the front aspect.

Bedroom One

3.72m x 2.93m (12' 2" x 9' 7") With laminate flooring, uPVC window to the rear aspect, radiator, pendant light fitting, TV and BT points.

Bedroom Two

2.79m x 2.79m (9' 2" x 9' 2") With laminate flooring, two built in storage cupboards one housing the water tank with additional water heating switch, radiator, uPVC window to the front aspect and BT point.

Bathroom

Fitted with a three piece suite comprising of bath with handheld shower over, low flush WC and pedestal hand wash basin. Vinyl flooring, obscure uPVC window to the rear aspect, radiator, ceiling light fitting, tiled splash backs and extractor fan.

Externally

The front of the property is mainly laid to lawn with a private driveway offering ample off road parking space. The rear of the property is fully enclosed and is mainly laid to lawn with an array of mature shrubs and a patio area.

Garage

With a metal up and over garage door to the front aspect and a uPVC door to the rear. Having power and lighting.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

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

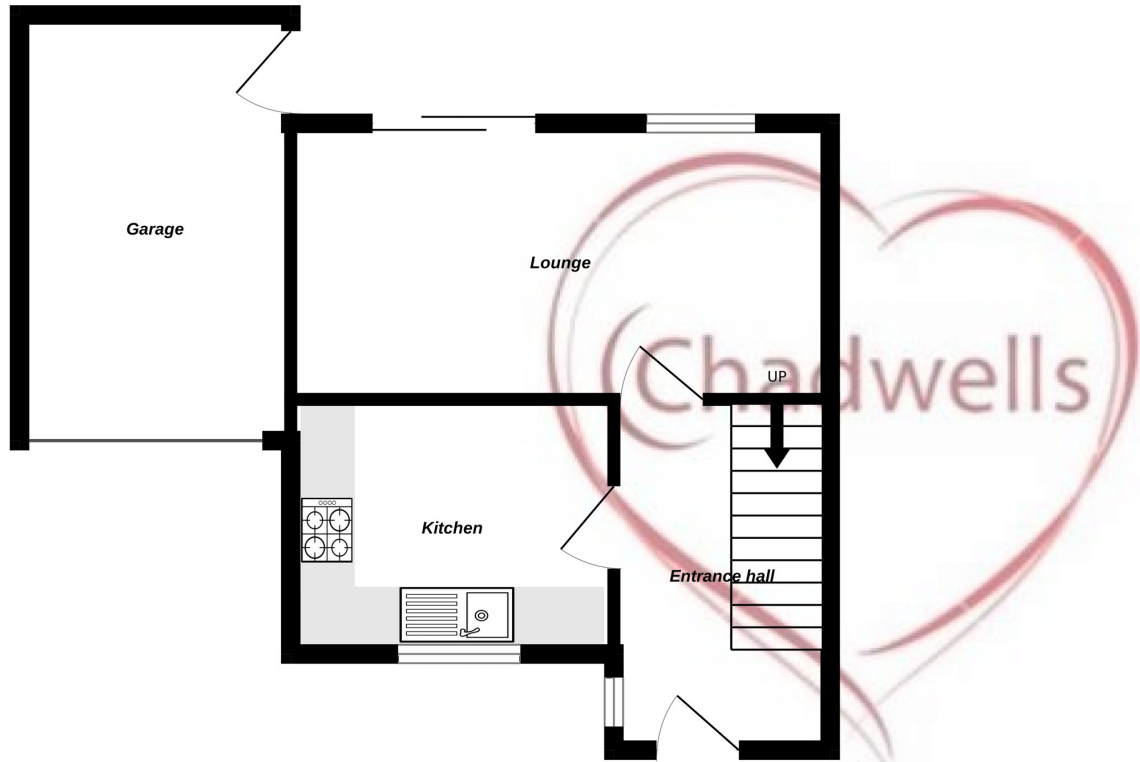
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



1st Floor

