

FOR  
SALE



Whinney Lane, New Ollerton, Newark, Nottinghamshire NG22 9QA

£235,000 - Freehold

Chadwells  
Estate & Letting Agents

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## PROPERTY SUMMARY

## POINTS OF INTEREST

- Fully renovated and remodelled to a high standard throughout by the current owner
- Large rear extension
- Utility room and downstairs toilet
- Three bedrooms
- Large garage with power, lighting and electric door
- NO UPWARD CHAIN



**Entrance Porch**

2' 8" x 3' 8" (0.81m x 1.12m) Enter through the composite door into the entrance porch with carpet flooring and oak with glass panel door leading into the lounge.

**Lounge**

12' 1" x 16' 0" (3.68m x 4.88m) With laminate flooring, uPVC window to the front aspect, radiator, stairs off to the first floor oak and glass panel doors to the kitchen and entrance porch.

**Kitchen**

9' 8" x 11' 1" (2.95m x 3.38m) The kitchen is fitted with wall and base units, square edge worksurfaces with inset stainless steel sink, drainer and mixer tap. Integrated appliances including dishwasher, electric oven & hob with extractor above. Space for free standing fridge freezer, breakfast bar, laminate flooring and an opening into the living/dining area.

**Open plan living area**

8' 5" x 20' 3" (2.57m x 6.17m) A rear extension to the property with vaulted ceiling giving a large, bright and airy open plan living space. With laminated flooring, bi fold doors to the rear garden, two uPVC windows, a skylight, two radiators and a door leading to the utility room.

**Utility room**

2' 9" x 9' 11" (0.84m x 3.02m) With laminate flooring, space and plumbing for washing machine and tumble dryer, wall mounted store cupboards a walk in store cupboard, radiator and doors leading to the cloakroom and garage access.

**Cloakroom**

4' 5" x 3' 7" (1.35m x 1.09m) With low flush WC and hand wash basin set on vanity unit.

**Landing**

7' 9" x 5' 10" (2.36m x 1.78m) With carpet flooring, doors leading to the three bedrooms, bathroom and store cupboard housing boiler.

**Master Bedroom**

12' 0" x 8' 0" (3.66m x 2.44m) With carpet flooring, uPVC window and radiator.

**Bedroom Two**

9' 9" x 10' 0" (2.97m x 3.05m) With carpet flooring, uPVC window and radiator. an exposed brick feature wall.

**Bedroom Three**

8' 6" x 6' 10" (2.59m x 2.08m) With carpet flooring, uPVC window and radiator.

**Shower Room**

8' 1" x 5' 4" (2.46m x 1.63m) With a large walk in shower with tiled flooring and part tiled wall. A large glass shower screen and mains fed shower. Low Flush WC and hand wash basin set on vanity unit. Obscure window and ladder style radiator.

**Outside**

The front of the property is laid mainly to block paving to allow for off road parking. Shrub borders and access to the large garage via the electric door.

The rear garden is laid mainly to lawn with a patio area, raised decking area and a large storage unit and shed. Side access to the front of the property.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Not suitable for wheelchair users.

**EPC Rating:** D (67)

**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

### Building Safety

No

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Suspended, no insulation (assumed)Roof: Pitched, 150 mm loft insulationWalls: Solid brick, as built, (assumed)Windows: Mostly double glazingLighting: Low energy lighting in 88% of fixed outlets

All external walls of the house are lined with 25mm rigid insulation and new plasterboard with a vapor barrier

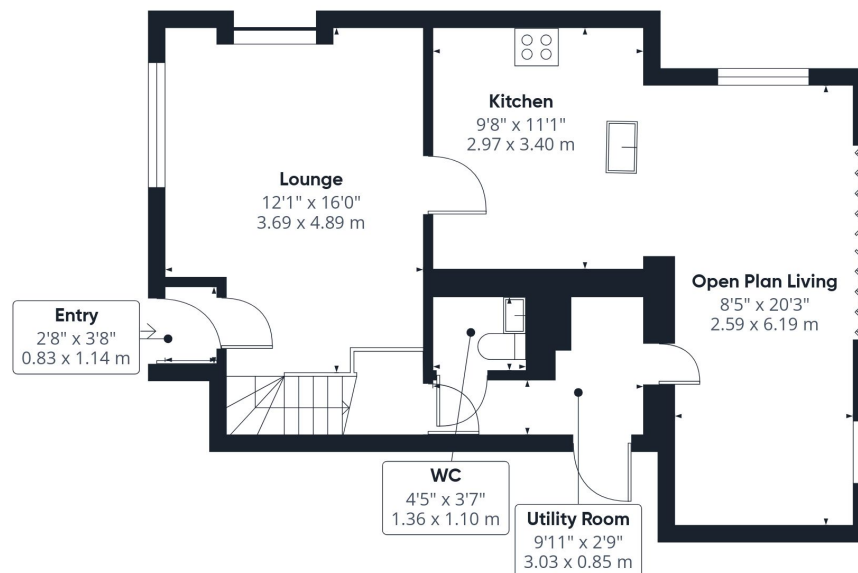
### Existing Planning Permission

Title: Householder Application for Attached Garage, Submitted Date: 17/10/2013 00:00:00, Ref No: 13/01492/FUL, Decision: , Decision Date: N/A

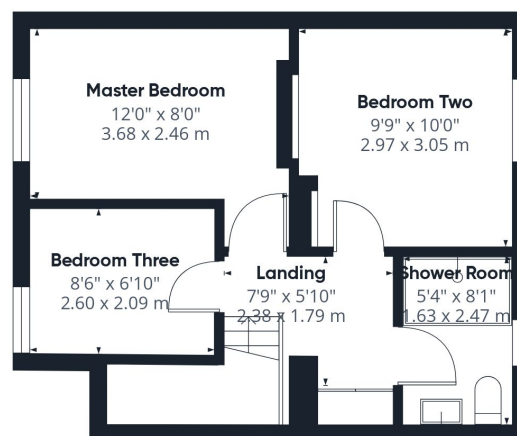
### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
921 ft<sup>2</sup>  
85.6 m<sup>2</sup>

(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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