

TO
LET



Forest Road, New Ollerton, Newark, Nottinghamshire NG22 9QR

£1,050 pcm

Chadwells
Estate & Letting Agents

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

PROPERTY SUMMARY

Presenting this beautifully fully refurbished three-bedroom semi-detached house in the heart of New Ollerton, a perfect family home combining modern comfort with spacious living. This property boasts brand new flooring throughout, a newly fitted kitchen, and stylishly updated bathrooms, making it a move-in-ready option for those seeking quality and convenience. With three generously sized bedrooms, a bright and airy living room/diner, and a private driveway alongside ample off-street parking, this home caters perfectly to today's lifestyle needs.

POINTS OF INTEREST

- Fully Refurbished Three Bed Semi Detached
- New Flooring Throughout
- New Fitted Kitchen
- Bright and Airy Living Room/Diner
- Newly Fitted Bathroom
- Three Generously Sized Bedrooms to the first floor
- Newly Fitted Shower Room on 1st Floor
- Private Drive and Ample Off Street Parking
- Rear Enclosed Garden



Entrance Hall

4.33m x 1.72m (14' 2" x 5' 8") With tiled flooring, window to side aspect, ceiling light, radiator and understairs storage cupboard.

Living Room/Diner

7.76m x 3.95m (25' 6" x 13' 0") With a bay window to the front aspect, giving the room a bright and airy feeling. Tiled flooring, two vertical radiators, two ceiling lights and second window to the rear aspect.

Kitchen

5.00m x 1.70m (16' 5" x 5' 7") New fitted wall and base units with wood effect worktop, stainless steel sink with mixer tap. New integrated electric cooker, hob and extractor fan, plumbing for washing machine and space for fridge/freezer Radiator, vinyl flooring and two ceiling lights.. Window and door to the rear aspect.

Conservatory

1.76m x 2.22m (5' 9" x 7' 3") With tiled flooring and access into the kitchen or the rear garden.

Family Bathroom

Newly fitted white three piece suite consisting of low flush WC, pedestal sink with vanity surround and matching white storage unit, white panel bath with shower over. Obscure window to rear aspect, ceiling light, extractor fan, ladder radiator and fully tiled floor and walls.

Stairs and Landing

Newly fitted grey carpet, with window to side aspect at top of stairs and access to loft.

Bedroom One

4.04m x 2.84m (13' 3" x 9' 4") Newly fitted grey carpet, radiator, ceiling light and window to rear aspect.

Bedroom Two

3.03m x 3.03m (9' 11" x 9' 11") Newly fitted grey carpet, radiator, ceiling light and window to rear aspect.

Bedroom Three

2.73m x 3.06m (8' 11" x 10' 0") Newly fitted grey carpet, radiator, ceiling light and window to front aspect.

Shower Room

1.00m x 2.80m (3' 3" x 9' 2") Newly fitted suite comprising of low flush WC, sink with vanity unit and walk in shower unit. Window to front aspect, ladder radiator, ceiling light and fully tiled floor and walls.

Externally

The front of the property offers a low maintenance front garden which would ideally suit additional parking. Private driveway leading to garage and gated access to rear garden. The private rear garden is mainly laid to lawn with a number of established trees and shrubs.

MATERIAL INFORMATION

Parking Types: Driveway. Off Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (70)

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

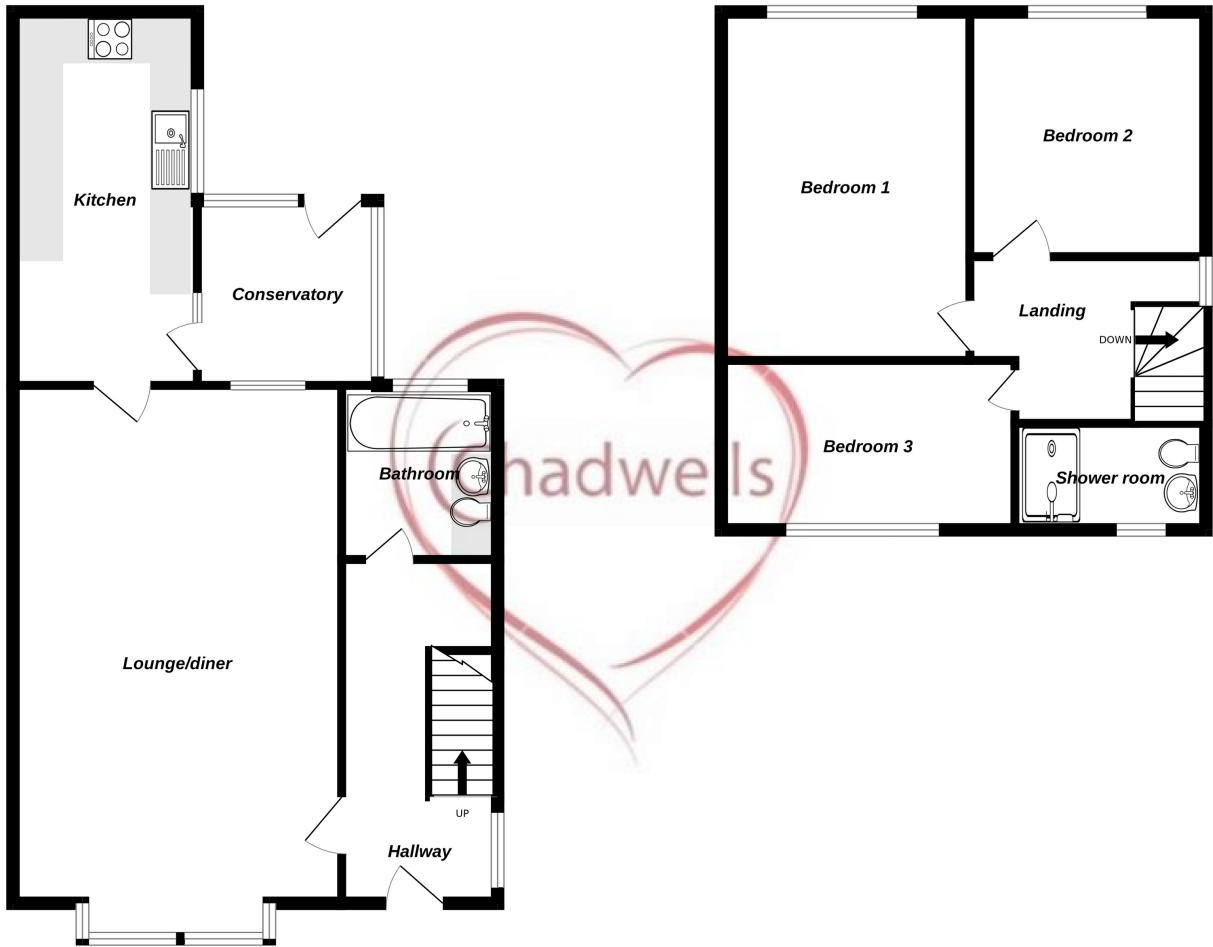
Any easements, servitudes, or wayleaves? No

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



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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