

TO
LET



Hawthorn Drive, New Ollerton, Newark, Nottinghamshire NG22 9TG

£875 pcm

Chadwells

Estate & Letting Agents

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PROPERTY SUMMARY

Spacious Family Home... This well-presented 3-bedroom semi-detached house offers comfortable family living with excellent access to local schools, amenities, and transport links. The ground floor features a spacious lounge, fitted kitchen and separate dining room. Enclosed rear garden – perfect for outdoor dining or play. Upstairs, the property offers three good-sized bedrooms and a family bathroom.

With off-road parking this home is ideal for families or professionals seeking space and convenience. Early viewing is highly recommended, contact our office today to avoid missing out.

POINTS OF INTEREST

- Extended - Utility room
- Enclosed Rear Garden
- Two reception rooms
- Off Road Parking



Entrance Hall

Enter through the uPVC door into the entrance hall with carpet flooring, radiator and stored off to the first floor. Understairs storage and doors into the lounge and dining room.

Kitchen

With wall and base units, roll top worksurfaces' with inset composite sink, mixer tap and drainer. Freestanding electric oven with extractor fan above and space for fridge/freezer. Laminate flooring, archway into the dining room, door leading into the utility room and uVC window.

Dining Room

With carpet flooring, radiator and uPVC window to the front aspect.

Utility Room

Space and plumbing for washing machine, carpet flooring, radiator, dual aspect windows and door to the rear garden.

Lounge

With carpet flooring, french doors to the rear garden and radiator.

Landing

With carpet flooring, doors to the three bedrooms, WC and bathroom.

Master Bedroom

With carpet flooring, radiator and upvc window.

Bedroom Two

With carpet flooring, radiator and upvc window.

Bedroom Three

With carpet flooring, radiator and upvc window.

Bathroom

With bath and hand wash basin.

WC

With low flush WC

Outside

Private driveway to the front and an area laid to lawn.

the rear garden is laid mainly to lawn and has a patio area for seating.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (69)

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

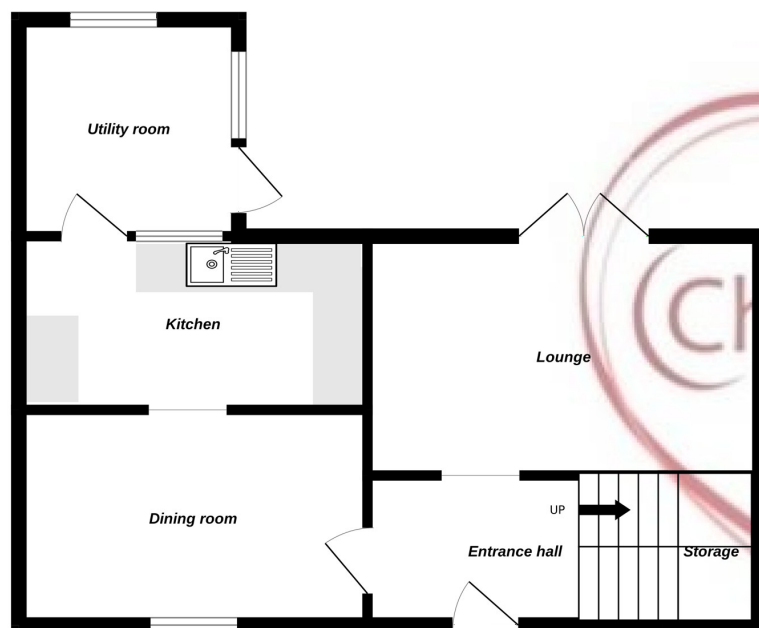
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

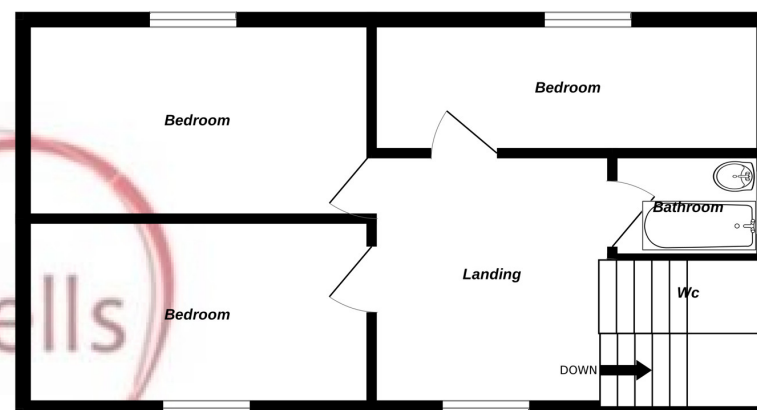
The existence of any public or private right of way? No



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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