



*Whinney Lane*

*New Ollerton*



£180,000

**Chadwells**  
Estate & Letting Agents



26



*Prepare to be impressed . . . with  
No Upward Chain*





*Whinney Lane*





# *Welcome*

Prepare To Be Impressed....;with No Upward Chain.....Perfect Family Home In A Desirable Location. This three bedroom family home sits proudly on a corner plot and is sure to impress. Recently refurbished and decorated throughout with new carpets, it is ready for you to move in and make it your perfect family home. In brief, this property comprises of an entrance hall, lounge, light and spacious kitchen/diner to the ground floor. To the first floor we have two double bedrooms plus a further bedroom and family shower room. Sat on a larger than average corner plot, the property boasts good sized gardens to both the front, with off road parking and to the rear is a private fenced garden which is mainly laid to lawn.



# Step inside...

## **Entrance Hall**

Accessed through a uPVC door to the side aspect and leading to living room and stairs to the first floor landing.

## **Lounge** *12' 5" x 15' 11" (3.79m x 4.85m)*

Spacious lounge with uPVC window to front aspect, fireplace with inset lights and electric fire, coving to ceiling, radiator, TV and BT points and carpet.

## **Kitchen Diner** *9' 11" x 19' 3" (3.03m x 5.86m)*

Light and spacious kitchen/diner, tiled flooring, ceiling spotlights with dimmer switch, great range of white high gloss base and wall units with wood effect work surface and incorporating a stainless steel sink and drainer with mixer tap, integrated oven and hob, grey vertical radiator, plumbing for washing machine, ceiling spotlights and ample space for family dining. There is a pantry off the kitchen housing the combi boiler, uPVC window and door to rear aspect.

## **First Floor Landing**

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

## **Master Bedroom** *12' 10" x 12' 0" (3.90m x 3.67m)*

With carpet flooring, uPVC window to the rear aspect, pendant light fitting and radiator.

## **Bedroom Two** *10' 0" x 10' 6" (3.05m x 3.20m)*

With carpet flooring, uPVC window to the front aspect, pendant light fitting, radiator and TV point.

## **Bedroom Three** *9' 9" x 7' 0" (2.96m x 2.14m)*

With carpet flooring, uPVC window to the rear aspect, pendant light fitting, radiator and TV point.

## **Shower Room** *6' 2" x 5' 1" (1.87m x 1.56m)*

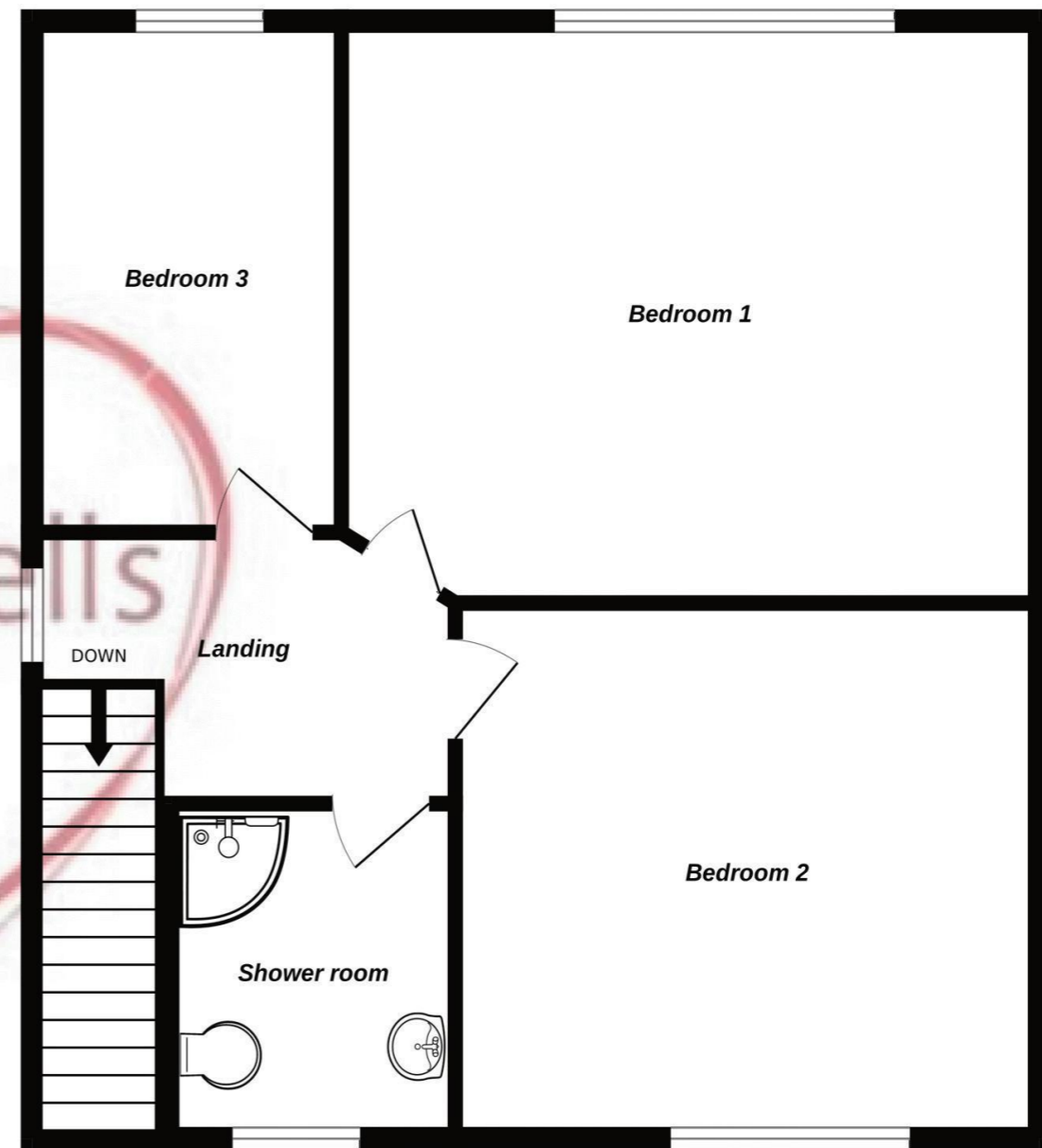
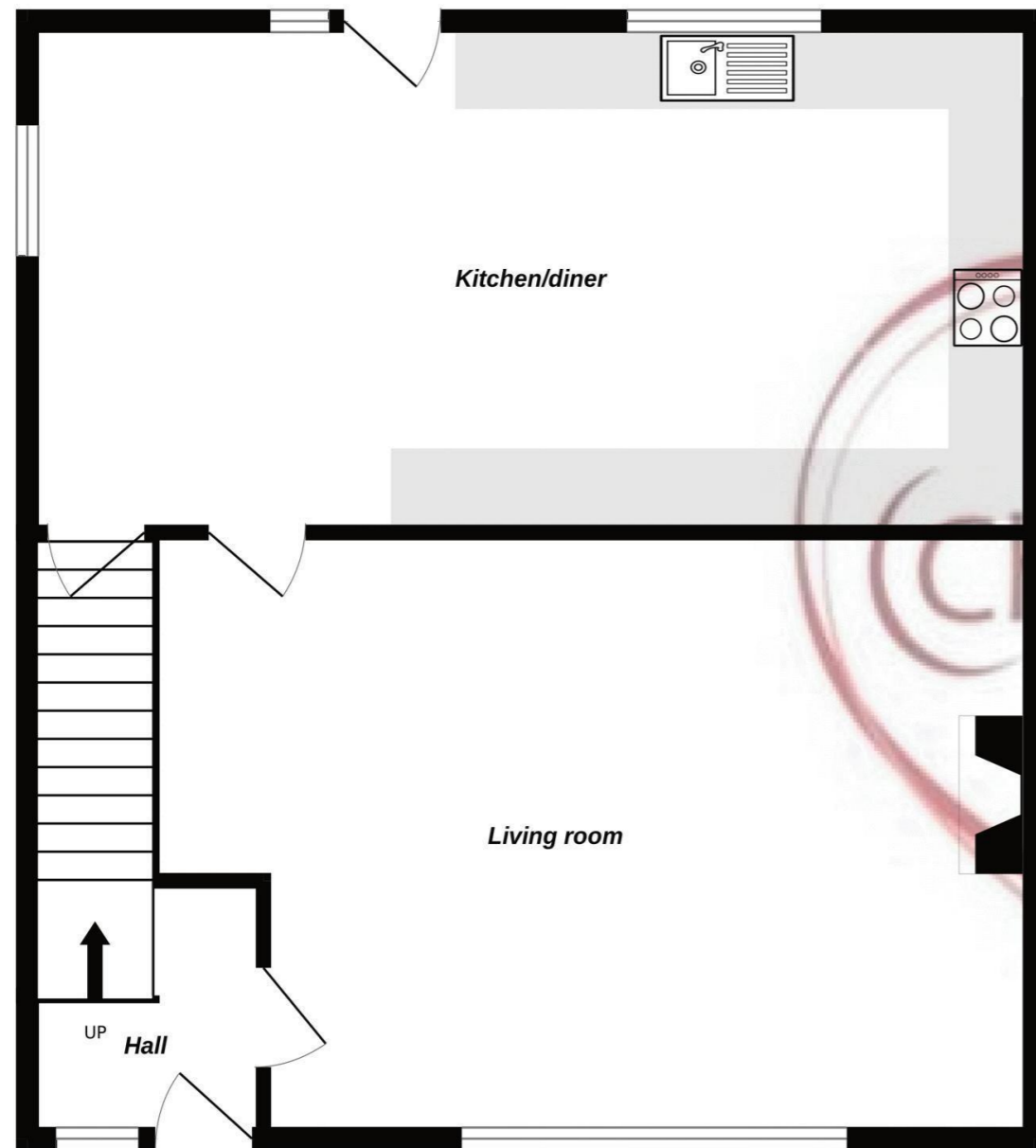
Fitted with a three piece suite comprising of a corner shower cubicle with electric shower, low flush WC and pedestal hand wash basin. Tiled splash backs, vinyl flooring, chrome heated towel rail, extractor fan and ceiling light fitting.

## **Externally**

The front of the property is laid to lawn with off street parking and gated access to the rear garden. The private fenced rear garden is mainly laid to lawn.

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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A brick chimney with a weather vane on top, located on the roof of the house.

A television antenna mounted on the roof of the house.

A white satellite dish mounted on the side of the house.

A white-framed window with multiple panes on the upper floor.

A white-framed window on the upper floor.

A white-framed window on the upper floor.

A white-framed window on the ground floor.

A white front door with a glass panel, set in a brick archway.

A dark brown wooden fence on the left side of the backyard.

A wooden deck in the backyard with two bins (one green, one grey) on it.

A large green lawn in the foreground of the backyard.

A small green bush or plant in the corner of the backyard.



*Selling Homes with Bespoke Lifestyle Photography*

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If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

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The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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