



*Walesby Lane*

*New Ollerton*



Offers in the Region Of £250,000

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*Walesby Lane*





# *Welcome*

Well-presented and extended four bedroom semi-detached family home, situated in a popular residential location. In brief property comprises entrance hall, open plan kitchen/dining room, utility, WC and a lounge/playroom. To the first floor the landing gives access to the four generous bedrooms, bathroom and ensuite with modern rainfall shower's in both. Outside the property has ample off street parking with a shared drive leading to the garage. Private rear garden with patio area and lawn.



# Step inside...

## Entrance

UPVC/glass door to front, leading to hallway with grey wooden flooring, BT point and door to under stairs storage.

## Lounge/ Play room 14' 6" x 11' 4" (4.412m x 3.457m)

Having grey wooden flooring, spotlights, radiator and uPVC window to front.

## Kitchen 13' 5" x 11' 5" (4.102m x 3.472m)

Fitted with grey high gloss wall and base units, roll edge work surfaces inset with stainless steel sink and drainer with mixer tap. Integrated oven, microwave, washing machine and gas hob, uPVC window to side, uPVC French doors to the rear, uPVC window to the rear, radiator and door to utility room and WC.

## Dining Area 11' 11" x 21' 9" (3.623m x 6.622m)

Grey flooring with spot lights, uPVC French doors to the rear.

## Utility 4' 5" x 7' 10" (1.355m x 2.375m)

Having grey wood flooring, shelving for storage, spotlights and wooden door to WC.

## WC 5' 1" x 3' 2" (1.544m x 0.969m)

Fitted with low flush WC and wash basin, spotlights, marble tiled walls and tiled grey flooring.

## Landing 20' 11" x 2' 11" (6.381m x 0.888m)

Having carpet flooring, uPVC window to the front of the property, loft access.

## Bedroom One 10' 2" x 11' 11" (3.111m x 3.621m)

Having carpet flooring, wooden door to the ensuite, uPVC to rear and radiator.

## En-suite 11' 10" x 3' 2" (3.605m x 0.965m)

Fully tiled with marble effect wall tiles, rainfall shower, spotlights, low flush WC and wash basin.

## Bedroom Two 12' 2" x 11' 5" (3.698m x 3.491m)

Having grey carpet flooring, uPVC window to the rear, spotlights and radiator.

## Bedroom Three 7' 5" x 11' 4" (2.252m x 3.492m)

Having grey wooden flooring, uPVC window to the front, radiator and spotlights.

## Bedroom Four 8' 5" x 8' 1" (2.565m x 2.470m)

With carpeted flooring, spotlights, uPVC window to the side aspect.

## Family Bathroom 4' 7" x 7' 11" (1.401m x 2.407m)

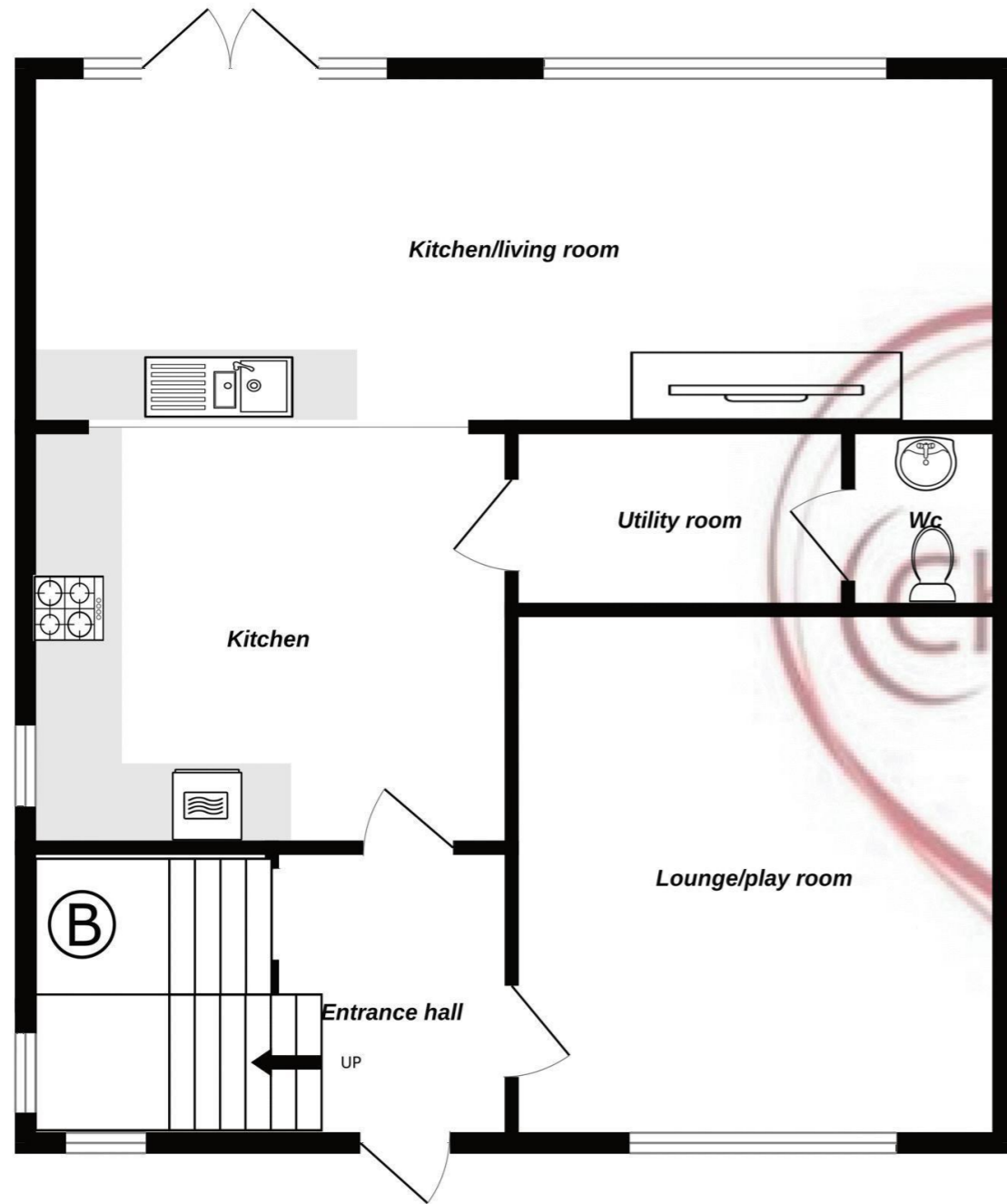
With rainfall shower over bath, fully tiled and low flush WC with wash basin.

## Exterior

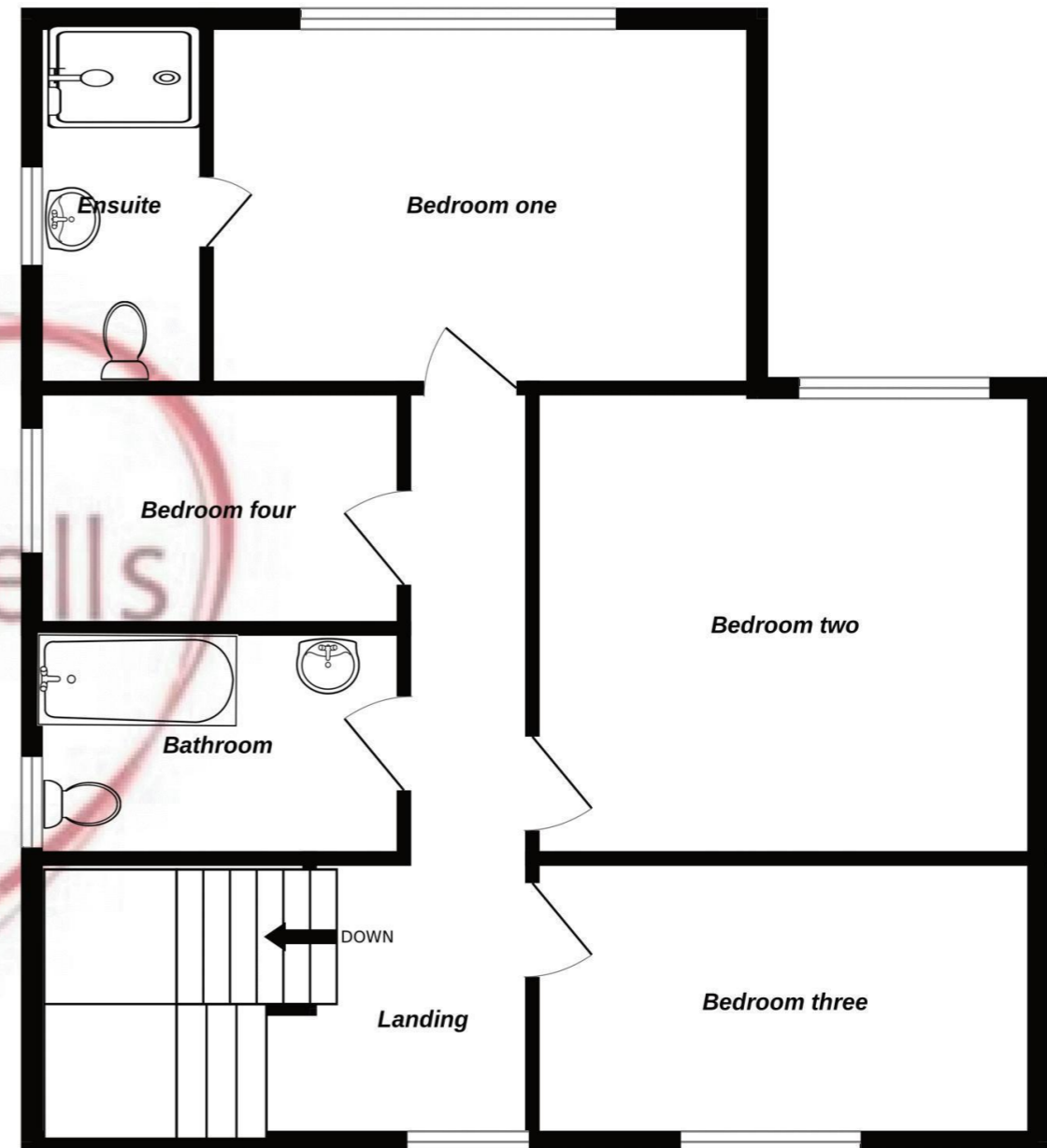
The front aspect is block paved for ample off-street parking, driveway to single garage. Large rear garden is fully enclosed and is mainly laid to lawn with concrete patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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