



Walesby Lane

New Ollerton



£190,000

(Chadwells
Estate & Letting Agents





*Three Bedroom Semi-Detached
Home with Extended Living
Space & Large Garden....*





Walesby Lane





Welcome

Welcome to this beautifully presented three-bedroom semi-detached family home, perfectly situated in a popular and well-connected area of Ollerton, Nottinghamshire. Thoughtfully extended to the rear, this property offers generous living accommodation, a spacious garden, and a modern, comfortable interior ideal for growing families or first-time buyers seeking extra space.



Step inside...

Entrance Hall *5' 9" x 4' 1" (1.75m x 1.24m)*

Enter through the composite door into the entrance hall, with tiled flooring, stairs off to the first floor, radiator and doors leading to the kitchen/diner, lounge and utility room.

Lounge *11' 3" x 15' 2" (3.43m x 4.62m)*

With laminate flooring, two radiators, uPVC window to the front aspect. Wood and glass pane French doors lead into the extended living area.

Kitchen/Diner *13' 4" x 11' 3" (4.06m x 3.43m)*

Fitted with wall and base units, square edge worksurfaces with inset composite sink. Integrated appliances including undercounter fridge, freezer and dishwasher. Space for freestanding electric oven. Tiled floor, two radiators, dual aspect windows and composite door to the rear garden.

Additional Living Room *10' 2" x 8' 11" (3.10m x 2.72m)*

With laminate flooring, three radiators, uPVC window to the rear and French doors to the garden.

Utility/WC *5' 9" x 6' 7" (1.75m x 2.01m)*

With space and plumbing for washing machine, low flush WC and handwash basin. Obscure window.

Landing

With carpet flooring, doors leading to three bedrooms and shower room. Loft access and uPVC windows to the front aspect.

Master Bedroom *11' 11" x 12' 2" (3.63m x 3.71m)*

With laminate flooring, radiator and uPVC window to the rear.

Bedroom Two *11' 6" x 8' 6" (3.50m x 2.59m)*

With laminate flooring, radiator and uPVC window to the rear.

Bedroom Three *11' 3" x 7' 4" (3.43m x 2.23m)*

With laminate flooring, radiator, airing cupboard housing boiler and uPVC window to the front.

Shower Room *7' 9" x 4' 4" (2.36m x 1.32m)*

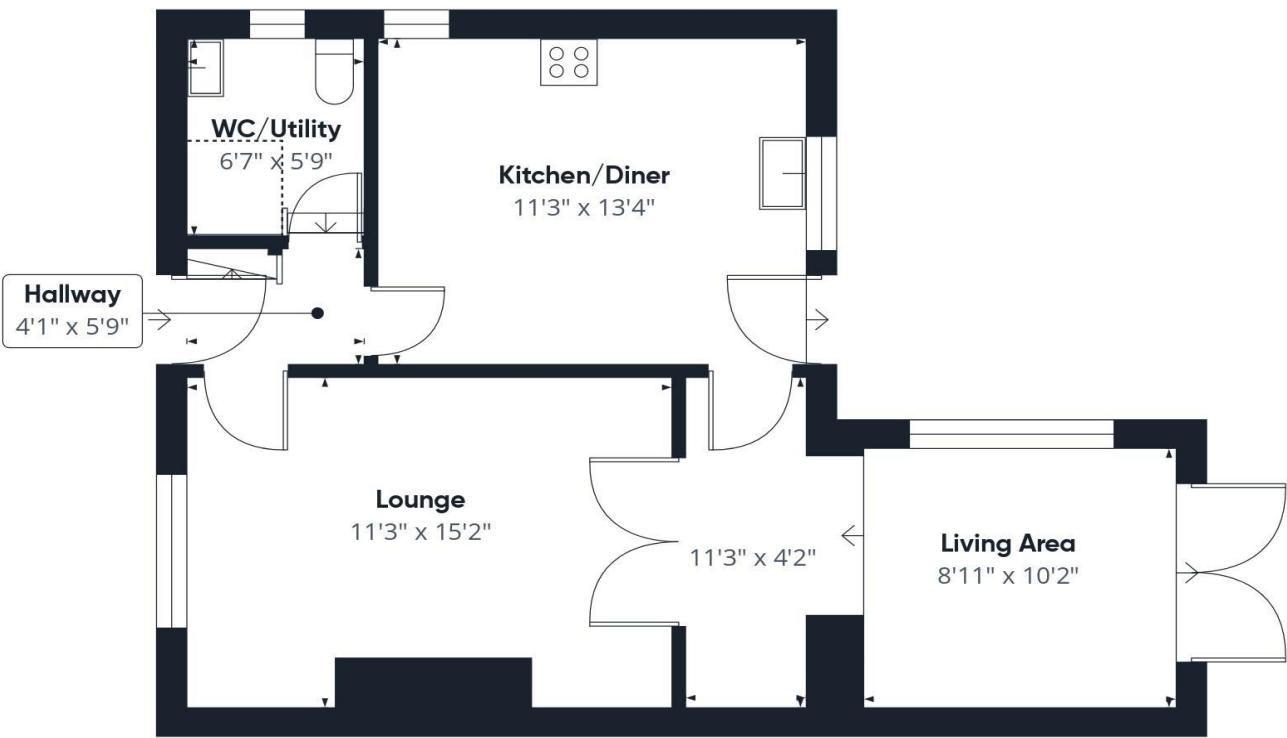
With walk in shower, low flush WC and hand wash basin. Tiled flooring, aqua board walls and ladder style radiator.

Outside

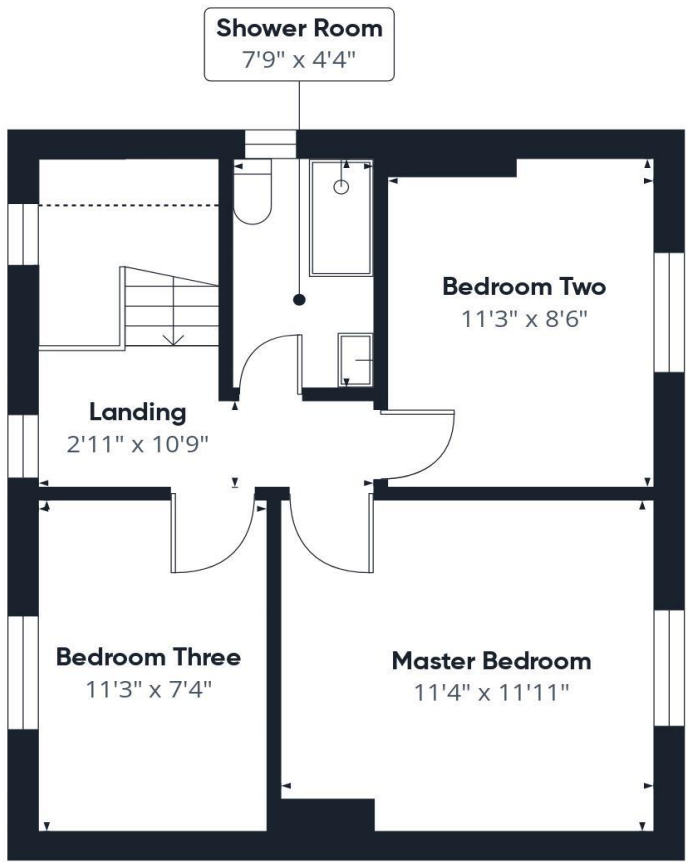
The front garden is laid to block paving to allow for off road parking. There is raised bed with stone chippings.

A shared driveway leads to the detached garage which has power and lighting.

The rear garden is laid mainly to lawn and has a decked area for seating. there is an additional storage shed and workshop with power and lighting.



Floor 0



Floor 1

Approximate total area⁽¹⁾
921 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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