



Whinney Lane

New Ollerton, New Ollerton, NG22 9TZ

Offers over £150,000



Ideal FTB Property - Welcome to this charming semi-detached house located on Whinney Lane in the picturesque village of New Ollerton, Newark. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests with two double bedrooms, new kitchen / diner and new bathroom.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking for a starter home or a cosy place to downsize, this house is sure to meet your needs.

Book a viewing today and discover the potential and charm this property has to offer.



Description

The property is an ideal first time buyers or investors property where you can walk in and have nothing to do as the property has a new kitchen / diner and a new bathroom. Briefly comprising of a lounge, kitchen / diner, two double bedrooms and a newly renovated bathroom. The property benefits from a garage with shared driveway and a good size rear enclosed garden.

Great location for the Whinney Lane school and local amenities such as the gym, swimming baths and local shops.

Hallway

Entering the property through the front upvc door into the carpeted hallway with radiator and cupboard housing the electric meter and consumer unit, stairs ahead leading to the first floor.

Lounge 13'11" (into recess 15'7") x 16'2" (4.25m (into recess 4.77m) x 4.95m)

a generous size lounge front facing with an Upvc window, carpet, coving, electrics and ceiling light. There is an understairs cupboard housing the gas central heating combi boiler.

Kitchen / Diner 17'3" x 9'11" (5.26m x 3.04m)

a newly renovated kitchen / diner with white high gloss wall and base units with soft closing doors and drawers, four ring induction electric hob, electric fan assisted oven with chrome extractor, plumbing for washing machine and dishwasher, American style fridge / freezer, vinyl flooring and lighting in the kitchen and dining area. There is a side facing window and French doors leading down into the rear garden.

Stairs & Landing

With carpet, side facing window and loft access.

Bedroom One 13'11" x 10'4" (4.25m x 3.15)

A double bedroom front facing with carpet, radiator and built in storage over the stairs.

Bedroom Two 13'1" x 8'5" (10'0" into recess) (4.00m x 2.57m (3.05m into recess))

A double bedroom rear facing with carpet, radiator and electric points.

Bathroom 9'10" x 8'4" (3.00m x 2.55m)

A newly renovated bathroom with a corner curved walk in shower cubicle with a gravity fed shower, free standing roll top bath, hand basin and wc with a chrome ladder towel rail, recess lights, vinyl flooring and rear facing obscure window and extractor.

Outside

To the front of the property there is an open plan lawn area, shared driveway to the right of the property leading to the sectional concrete garage with an up and over door with a parking space in front of the garage.

A 6ft brick wall enables the rear garden to be nice and private with a wooden side gate leading into the three tier garden. Patio area to the top stepping out from the French doors leading down the steps onto the lawn area with stepping stones, leading to the bottom tier with another lawn and small sand pit. There is an outside water supply to the rear.

Additional Benefits

The property benefits from newly renovated kitchen and bathroom and has upvc fascia's and soffits.

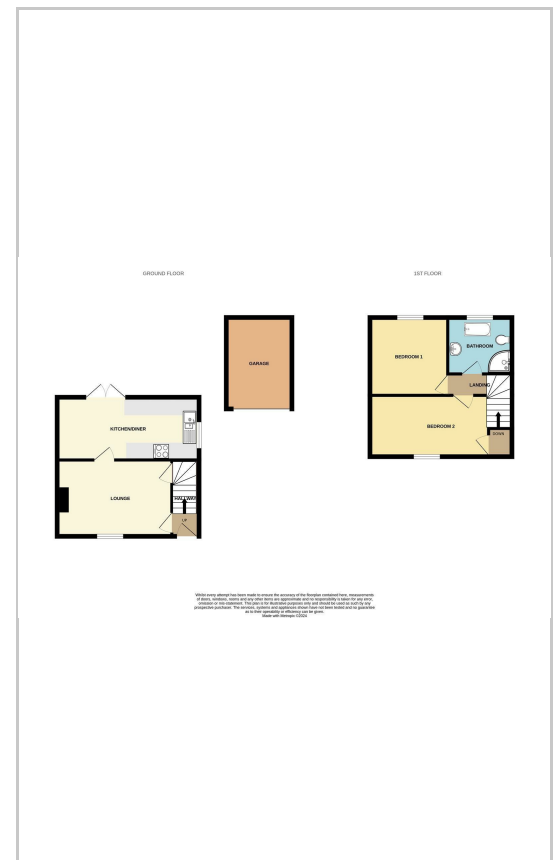
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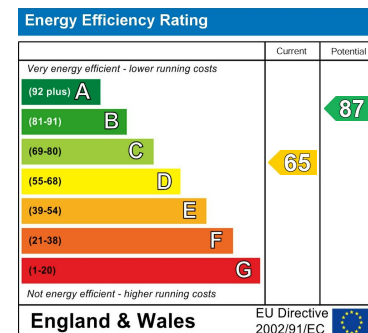
Area Map



Floor Plans



Energy Efficiency Graph



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