



Maun Crescent

New Ollerton, Newark, NG22 9SW

Offers over £145,000



This delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for first time buyers.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families. The transport links are also commendable, providing easy access to Newark and beyond, ensuring that you are well-connected to the wider region.



Description

This property presents a wonderful opportunity for those looking to settle in an accessible location. Whether you are a first-time buyer or looking for a buy to let property, this semi-detached house in New Ollerton is certainly worth considering. The property briefly comprises of an entrance hall, open plan lounge, kitchen, three bedrooms and a family bathroom. Also, benefiting from off road secure parking and enclosed rear garden.

Front Porch 7'6 x 3'7 (2.29m x 1.09m)

Enter from the front through the door with carriage style wall lamp to one side & inset twin obscure glazed panels into the entrance hall. Window to the front elevation, wood effect laminate flooring, coat hook rack & ceiling pendant light.

Lounge 17'0" x 10'5" (5.20m x 3.20m)

The lounge has open plan spindle staircase into the room with a window to the rear elevation, TV aerial & telephone points with broadband connectivity, radiator, laminate flooring, ceiling coving, pendant light.

Kitchen 10'5" x 5'10" (3.2m x 1.80m)

Fitted with a range of light Oak wall & base units, roll edge worktops with tiled splashbacks, inset stainless steel flush fitting round sink bowl with mixer tap. Built in stainless steel electric oven with integral grill, stainless steel electric hotplate inset to the worksurface with overhead extractor hood and fan, plumbing space for a washing machine and space for an upright fridge / freezer. Natural slate tiled floor, radiator, ceiling downlights, obscure half glazed door onto the rear garden and window to the rear enclosed garden.

Stairs & Landing 11'1 x 6'2 (3.38m x 1.88m)

With rail and spindle banister, radiator, loft access to the roof void and ceiling multiple spotlight bar fitting.

Master Bedroom 10'5" x 9'6" (3.2m x 2.9m)

A double bedroom with a window to the rear elevation, carpet radiator, TV aerial point, ceiling coving & pendant light.

Bedroom Two 10'5" x 7'2" (3.20m x 2.2m)

With a window to the rear elevation , carpet, radiator, ceiling coving and pendant light.

Bedroom Three 8'6" x 7'10" (2.6m x 2.4m)

A Dormer style single room to the front roof line with restricted headroom to either side, radiator and ceiling light fitting.

Bathroom 6'2" x 5'6" (1.9m x 1.7m)

A modern bathroom with fully tiled walls, comprising of a bath with a gravity fed shower over, glass shower screen, hand basin and wc with an obscure window to the side elevation.

Outside

The low maintenance frontage is laid to flint gravel bed with stone edged mature well stocked shrub bed, tarmac pathway & gravelled driveway providing off road parking in front of the integral garage, partially enclosed by timber close boarded fencing, whilst a pair of wrought iron gates allow access onto the paved and gravelled side driveway providing additional secure off road parking. The rear garden is laid to grass with tarmac pathway with timber shed, fully enclosed by timber close boarded fencing. A pedestrian timber gate allows access via the side driveway.

Garage 16'8 x 8'8 (5.08m x 2.64m)

The integral garage has an up and over door with power and lighting housing the main gas central heating combi boiler.

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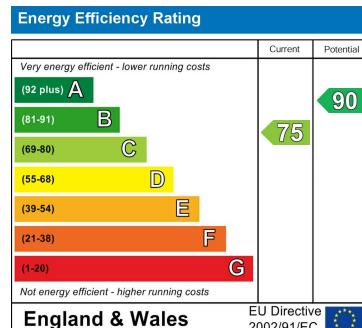
Area Map



Floor Plans



Energy Efficiency Graph



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