



**5 Maid Marian Way,
New Ollerton, Nottinghamshire NG22 9TP**

- A THREE BEDROOMED SEMI-DETACHED PROPERTY, TO BE SOLD WITH VACANT POSSESSION
- HALLWAY, LOUNGE, DINING ROOM, WITH OPENING THROUGH TO THE FITTED KITCHEN
- TO THE FIRST FLOOR ARE THE THREE BEDROOMS AND BATHROOM, INCLUDING ELECTRIC SHOWER
- LOCATED ON THE OUTSKIRTS OF OLLERTON, WHERE A RANGE OF AMENITIES CAN BE FOUND
- THE ACCOMMODATION INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING
- COVERED REAR ACCESS LEADING TO UTILITY ROOM AND GROUND FLOOR WC
- OUTSIDE, THE PROPERTY HAS FRONT AND REAR GARDENS, AND A BRICK BUILT SINGLE GARAGE
- EXCELLENT TRANSPORT LINKS, PARTICULARLY FOR THE A614 AND A1

Offers Over £125,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, head onto Bath Lane, which then becomes Ravensdale Road. Turn left onto Sherwood Hall Road, which becomes Clipstone Road West and East. Continue onto Mansfield Road, before turning left onto Rufford Road. At the roundabout, take the 4th exit onto Ollerton Road and at the next island, take the 1st exit onto Forest Road. Turn left onto Whinney Lane, turn right to stay on Whinney Lane, right onto Hallam Road and right onto Maid Marion Way.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator and stairs rising to the first floor.

LOUNGE

13'9" x 11'6" (4.21m x 3.52m)

UPVC double glazed front aspect. Radiator.

KITCHEN

10'1" x 6'1" (3.08m x 1.86m)

Having base and eye level units, work surfaces and stainless-steel sink unit and single drainer. UPVC double glazed aspect. UPVC door to covered rear access. Opening through to the dining room.

DINING ROOM

13'10" x 9'10" (4.22m x 3.02m)

UPVC double glazed patio doors leading to the rear. Radiator.

Rear covered passage, providing access to a utility room and adjacent WC.

FIRST FLOOR

LANDING

Built in storage cupboard, UPVC double glazed aspect and access to the loft space.

BEDROOM ONE

13'2" x 9'3" (4.02m x 2.83m)

UPVC double glazed rear elevation. Radiator.

BEDROOM TWO

12'5" x 9'6" (3.81m x 2.90m)

Cupboard housing the combination boiler. Radiator. UPVC double glazed rear elevation.

BEDROOM THREE

10'6" x 6'11" (3.22m x 2.13m)

Radiator. UPVC double glazed aspect.

BATHROOM

Comprising bath unit with electric shower over, wash hand basin and WC. Full tiling to the walls, heated towel rail and UPVC obscure glaze.

OUTSIDE

There is an enclosed garden to the front and pedestrian walkway. To the rear, there is a garden and detached brick built garage, with attached outhouse.

The property is in council tax band A (Newark and Sherwood District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

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