



Walesby Lane, Ollerton, NG22 9UX
Monthly Rental Of £850

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, windows, doors and any other items are approximate and to be used as a guide only. The plan is for information purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown here are not limited to the property. All in full compliance with the Landlord and Tenant Act 1954. Made with MyPlan 2020

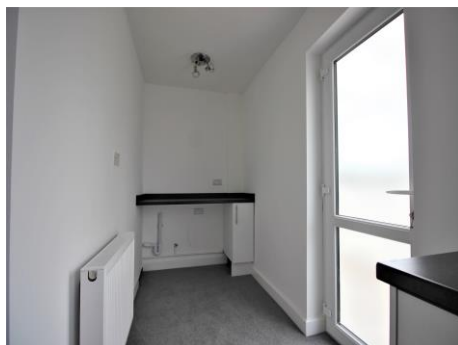
GROUND FLOOR

Entrance Hall	
Pantry	4' 5" x 6' 11" (1.35m x 2.10m)
Lounge	14' 10" x 11' 10" (4.53m x 3.61m)
Kitchen/Diner	10' 0" x 18' 8" (3.04m x 5.70m) at widest point
Conservatory	5' 6" x 15' 3" (1.67m x 4.65m)
Downstairs WC	4' 11" x 2' 10" (1.50m x 0.87m)

FIRST FLOOR

Master Bedroom	12' 1" x 11' 11" (3.69m x 3.63m)
Bedroom Two	9' 0" x 10' 0" (2.75m x 3.04m)
Bedroom Three	7' 5" x 8' 9" (2.27m x 2.67m)
Bathroom	6' 9" x 6' 7" (2.06m x 2.00m)
Externally	





Chadwells

Estate & Letting Agents

Entrance Hall

- Accessed through a composite door to the side aspect having carpet flooring, uPVC window to the front aspect, pendant light fitting, radiator and stairs off to the first floor landing.

Pantry

- With exposed brick walls, carpet flooring, obscure uPVC window to the front aspect, wall mounted fuse box and pendant light fitting.

Lounge

- With carpet flooring, uPVC window to the front aspect, two radiators, ceiling light fitting, TV & BT points.

Kitchen/Diner

- Fitted with a range of white high gloss wall and base units having roll top surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include an electric oven, ceramic hob and stainless steel extractor hood over. Space and plumbing for a washing machine, part vinyl and carpet flooring. Ceiling spotlights, radiator, uPVC window to rear aspect and uPVC glazed door to the conservatory.

Conservatory

- With vinyl flooring, radiator, ceiling light fitting and wooden door leading to the rear of the property.

Downstairs WC

- Fitted with a low flush WC, vinyl flooring and ceiling light fitting.

Landing

- With carpet flooring, loft access, pendant light fitting and uPVC window to the front aspect.

Master Bedroom

- With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Two

- With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Three

- With carpet flooring, uPVC window to the front aspect, TV point, radiator and pendant light fitting.

Bathroom

- Fitted with a three piece suite comprising of bath with shower attachment, low flush WC and pedestal wash basin. Tiled splash backs, large storage cupboard housing new combi boiler, obscure uPVC window to the side aspect and ceiling light fitting.

Externally

- To the front of the property is an enclosed lawn with mature shrubs having a shared driveway leading onto the enclosed rear garden which is mainly laid to lawn with mature shrub borders, a patio area, gated access and a hard standing base for a shed.