



*Walesby Lane*

*New Ollerton*



Offers in Excess of £165,000

**(Chadwells**  
Estate & Letting Agents









Perfect for first time buyers, families or investor landlords....







*Walesby Lane*







# *Welcome*

Perfect for first time buyers, families or investor landlords... Sat proudly in the heart of Ollerton this three bedroom semi detached house is positioned close to all local amenities including shops, schools and transport links. To the ground floor the property boasts a lounge, dining room and kitchen. With the first floor housing three well proportioned bedrooms and family bathroom. The external of the property benefits from shared driveway leading to off road parking and a larger than average garden to the rear. Viewings are a must to avoid missing out!



# Step inside...

## Entrance Hallway 4' 2" x 7' 11" (1.261m x 2.413m)

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

## Lounge 15' 3" x 11' 11" (4.649m x 3.624m)

Carpet flooring, uPVC window to the front aspect, ceiling light fitting, radiator, TV and BT points.

## Dining Room 16' 6" x 8' 11" (5.017m x 2.709m)

Carpet flooring, uPVC window, uPVC door to the rear aspect, ceiling light fitting and radiator.

## Kitchen 8' 1" x 8' 3" (2.464m x 2.516m)

Fitted base units having roll top worksurfaces, inset sink with drainer and mixer tap. Space and plumbing for washing machine, integrated oven with electric hob, Ceiling light fitting, uPVC window to the side aspect, tiled splashbacks and flooring.

## First Floor Landing 8' 3" x 7' 10" (2.507m x 2.390m)

With carpeted flooring, neutrally decorated and pendant light fixture.

## Bedroom One 6' 7" x 7' 9" (2.016m x 2.356m)

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

## Bedroom Two 9' 5" x 11' 10" (2.880m x 3.617m)

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

## Bedroom Three 8' 8" x 9' 5" (2.638m x 2.863m)

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

## Family Bathroom 8' 3" x 4' 11" (2.525m x 1.503m)

Fitted with a three piece suite comprising of bath with mixer shower over, pedestal hand wash basin and low flush WC. Vinyl flooring, obscure uPVC window to the side aspect, part tiled walls, and ceiling light fitting.

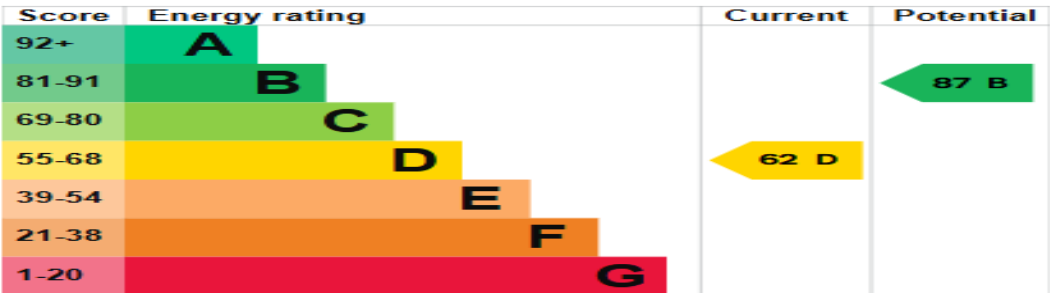
## Outside

Front - Laid to lawn, there is a shared driveway leading to the parking space and gated access to the rear enclosed garden. Rear – Fully enclosed, mainly laid to lawn and patio area for seating.

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



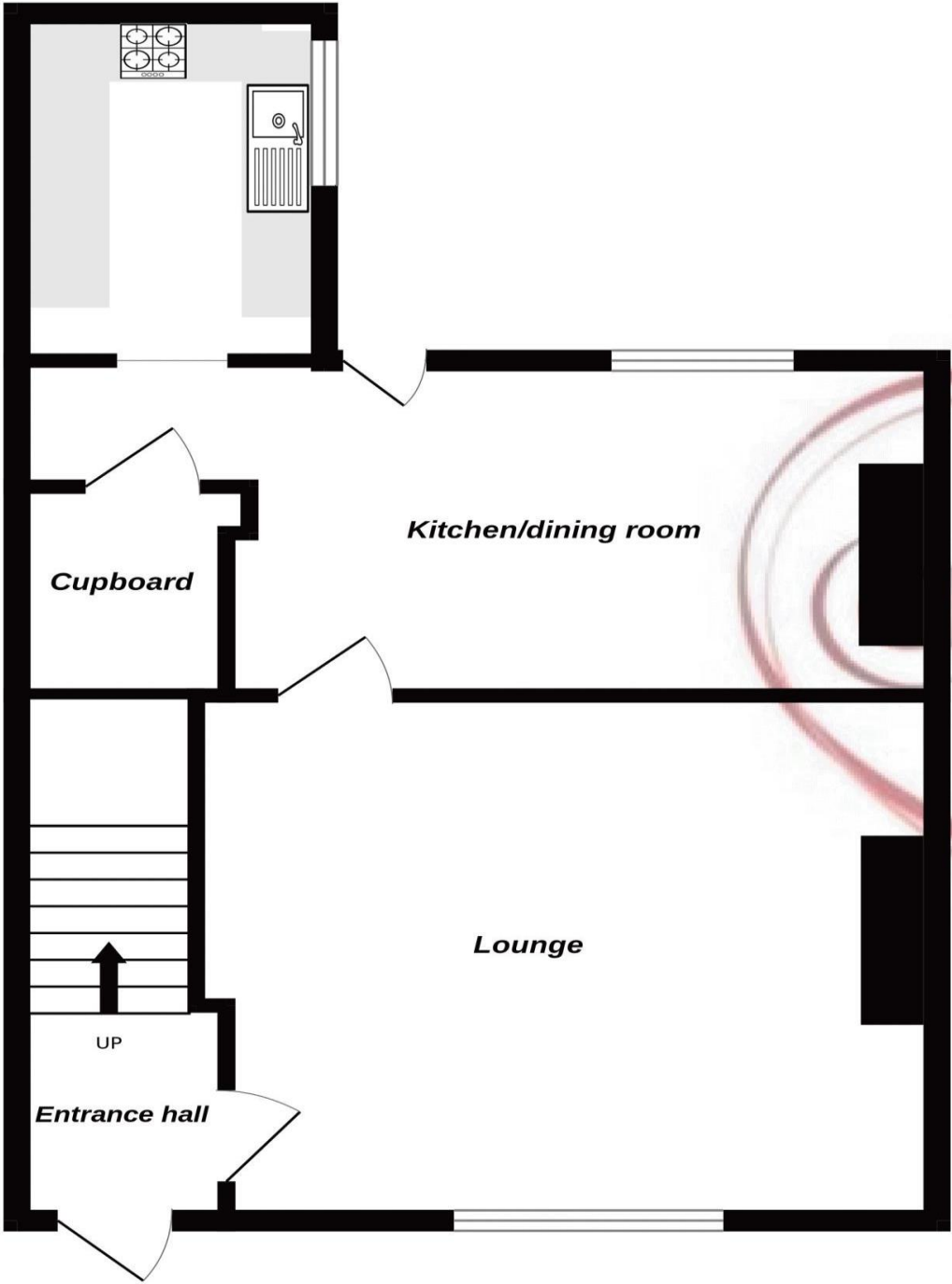
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

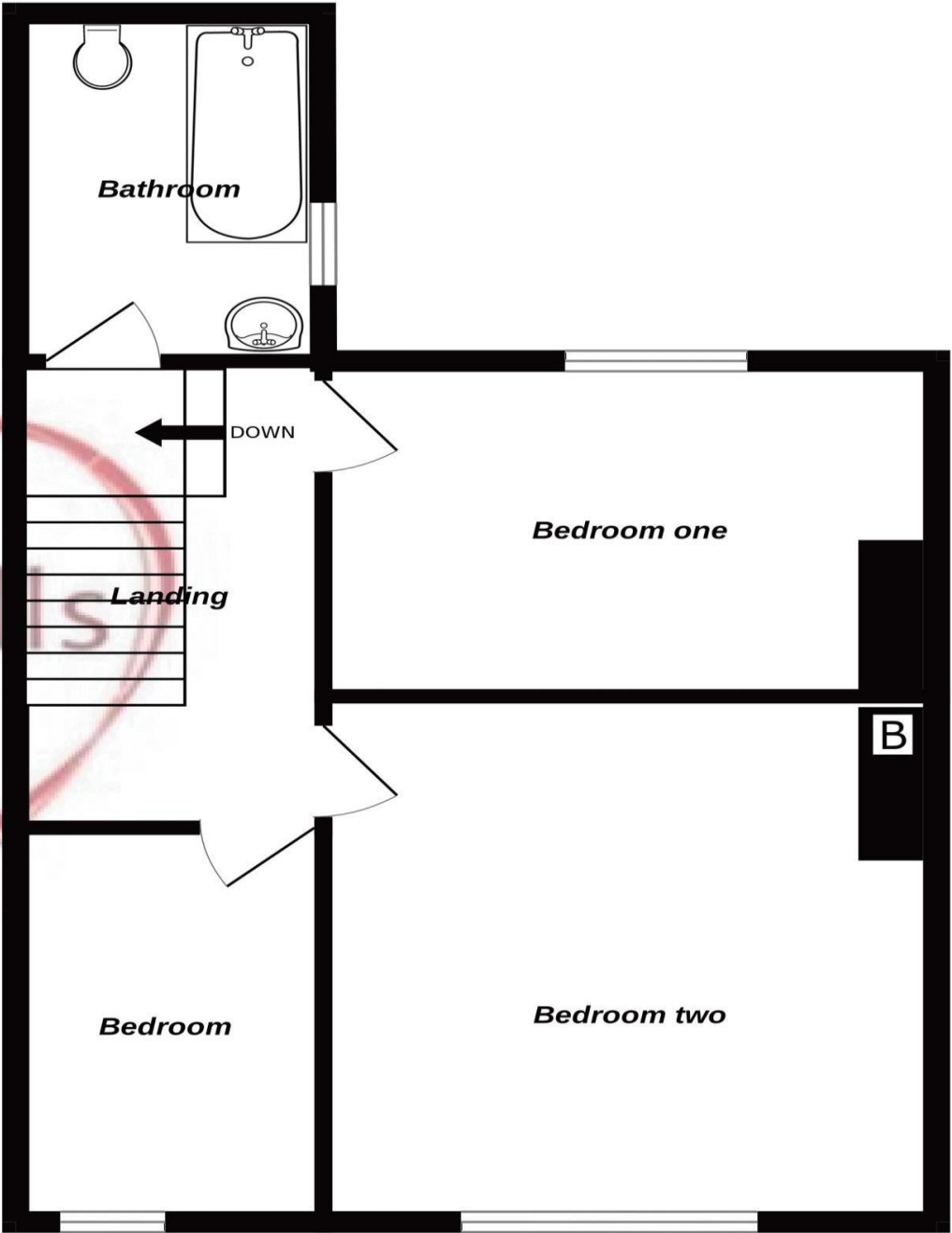
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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