



£500 Per Month

Whitewater Road, New Ollerton,  
Newark,



Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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"The property offers a well-planned and practical layout, making excellent use of the available space and offers a versatile home that is well suited to modern, low-maintenance living."

- Laura Jones, Lettings Manager



## Simple, easy living at its best

From the moment you step inside, the property offers a welcoming and practical layout, with the accommodation thoughtfully arranged to make the most of the available space. The open-plan kitchen and living area provides a bright and versatile heart to the home, while the separate bedroom offers a comfortable and private retreat. Complemented by well-positioned bathroom facilities, this charming property combines functionality and convenience, making it an ideal choice for a variety of lifestyles.



## Step Inside

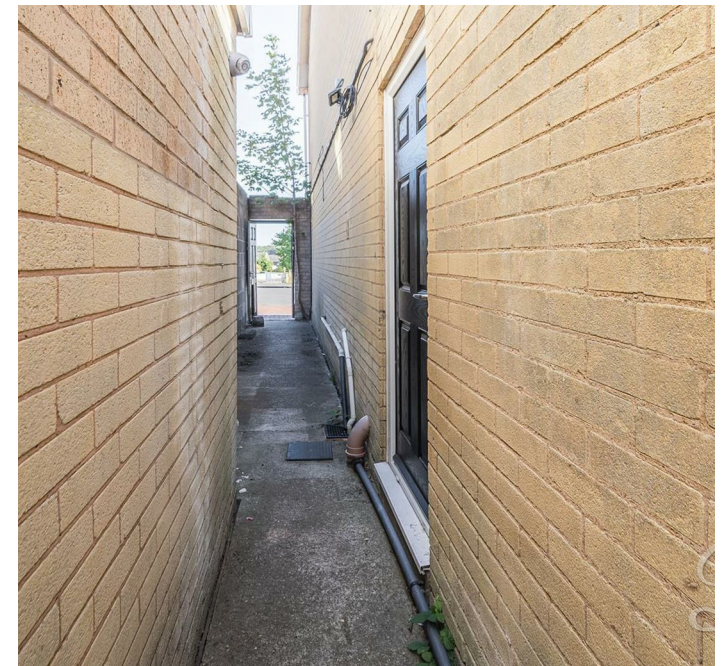
As you enter the property, you come into the entrance area, with the bathroom facilities located immediately to the right. There is a separate WC and a shower room.

Continuing through the entrance, you reach the open-plan kitchen and living area. The kitchen is positioned along the far wall and features a cooking hob and sink, with a window above the worktop allowing plenty of natural light into the space. The open-plan layout provides a versatile area for both relaxing and dining.

From the living area, you continue through to the separate bedroom, which offers a private sleeping space away from the main living area.

Overall, the property offers a practical layout with an open-plan kitchen and living space, a separate bedroom, and dedicated bathroom facilities.





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## Life in New Ollerton

New Ollerton is a well-established town located in north Nottinghamshire, offering a practical and family-friendly setting with a strong sense of community. Situated between Mansfield and Retford, and close to the historic village of Edwinstowe, the town appeals to a wide range of buyers seeking convenience, accessibility and proximity to some of the region's most attractive countryside.

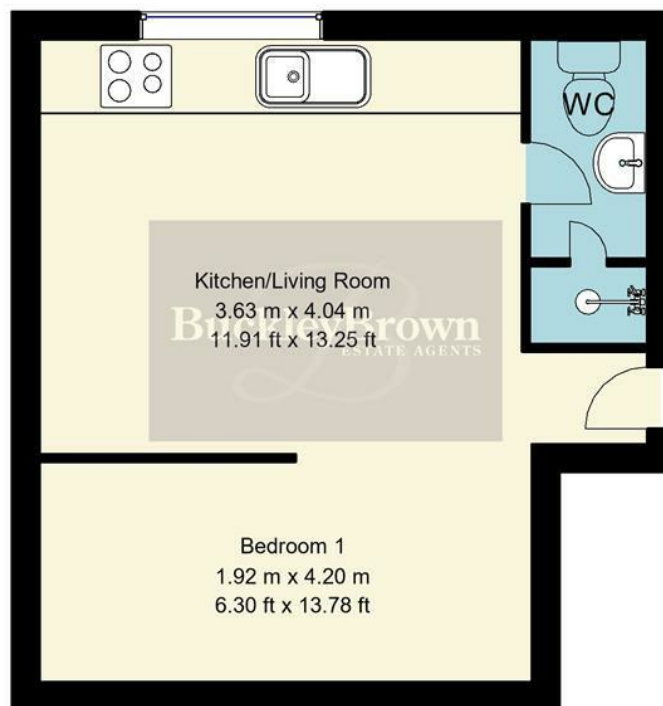
The town itself provides a good range of everyday amenities, centred around its modern shopping area which includes supermarkets, independent retailers, cafés and essential services. Residents also benefit from local schools, healthcare facilities and leisure amenities, creating a well-served environment that is particularly attractive to families and those seeking a self-contained community.

Surrounded by open countryside and lying close to the edge of Sherwood Forest, New Ollerton is especially appealing to those who enjoy outdoor living. The nearby forest and surrounding woodland offer scenic walking and cycling routes, while the historic village of Edwinstowe and the renowned Sherwood Forest Visitor Centre provide additional opportunities for leisure and recreation. These natural surroundings enhance the town's appeal for those seeking a balance between convenience and green space.

Despite its semi-rural surroundings, New Ollerton remains well connected. The town benefits from straightforward access to the A614, providing convenient routes to Mansfield, Retford and Nottingham, as well as connections to the wider road network. This makes it a suitable location for commuters travelling across north Nottinghamshire and into neighbouring areas.

New Ollerton is particularly well suited to families, first-time buyers and downsizers alike – those seeking an accessible location with everyday amenities and excellent access to countryside. With its combination of community atmosphere, practical facilities and proximity to Sherwood Forest, it continues to be a popular and affordable location within north Nottinghamshire.

Ground Floor  
28sq.m/304.99sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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# Key Features

Open-plan kitchen & living space

Bright and practical layout

Excellent access to shops, cafés and everyday facilities

Size Approx: 304.99 sq.ft

EPC Rating: C

Council Tax Band: A

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