



33, Maypole Road

Wellow | Newark | NG22 0EF

£695 Per Calendar Month



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

33, Maypole Road

Wellow | Newark

Nottinghamshire | NG22 0EF

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A two bed first floor maisonette located within cul de sac on outskirts of popular and attractive village. The village is within convenient travelling distance for commuters to surrounding areas of Retford, Newark, Mansfield & Nottingham.

Description

The recently decorated accommodation with Upvc Double glazing, Night storage heating on economy 7 comprises, Reception Hall, Sitting room, Modern Kitchen, Modern Shower room, Two bedrooms, Gardens, Outside store, Carparking.

Location

The Property occupies a cul de sac position on the edge of the village. It is easily found when entering the village along A616 from the direction of Ollerton. Continue into the village past Wellow house school, turn right opposite the Maypole Public house onto Eakring Road continue past the village green and famous maypole. Take the second left-hand turn onto Maypole Road and follow the road to the end of the cul de sac where the property will be found on the left-hand side identified by our board.

Nearby New Ollerton has a good range of amenities including large Tesco supermarket and is well placed for commuters to surrounding areas.

Accommodation

Reception Hall

7'10" x 4'7" (2.41m x 1.42m)

Laminate floor, Upvc double glazed window, Stairs rise to:

First floor landing

Walk in storage/tank cupboard.

Lounge

14'8" x 12'4" (4.49m x 3.77m)

Laminate floor, feature fireplace with tile hearth, Upvc double glazed window, Night storage radiator.

Breakfast Kitchen

11'10" x 9'10" (3.62m x 3.01m)

Modern range of units comprising one and half bowl single drainer sink unit set into block style worktops with cupboards and drawers below, breakfast bar with cupboards below, matching wall cupboards, slot in electric cooker with cooker hood over, tiled splash back, wall mounted remote control convector heater, Laminate floor, plumbing for washing machine.

Bedroom 1

12'3" x 12'4" (3.75m x 3.77m)

Night storage radiator, laminate floor, Upvc double glazed window.

Bedroom 2

8'9" x 8'7" (2.67m x 2.62m)

Night storage radiator, laminate floor, Upvc double glazed window.

Shower Room

7'9" x 5'2" (2.38m x 1.59)

Semi circular shower cubicle with plumbed high head and hand shower, winged vanity wash basin with cupboard below, low flush WC, electric radiator/towel rail, wall mounted convector heater.

Gardens

Lawned garden areas to side and rear with pear tree. Useful brick-built store. Carparking space to rear carpark.

General Remarks

Services

Mains water, electricity and drainage, electric night storage heaters and fan convector heaters.

EPC

Band D.

Council Tax

Newark And Sherwood - Band A

Viewing

Strictly by appointment via the selling agent.

Joint Agent

Silcock & Partners

Gamston Wood Farm, Upton, Retford,
Nottinghamshire DN22 0RB

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.