



*Kingsway Avenue*

*New Ollerton*



Offers in Excess of £110,000

**Chadwells**  
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37





*Start the new year in style with this fabulous two bedroom home in a sought after location.....*





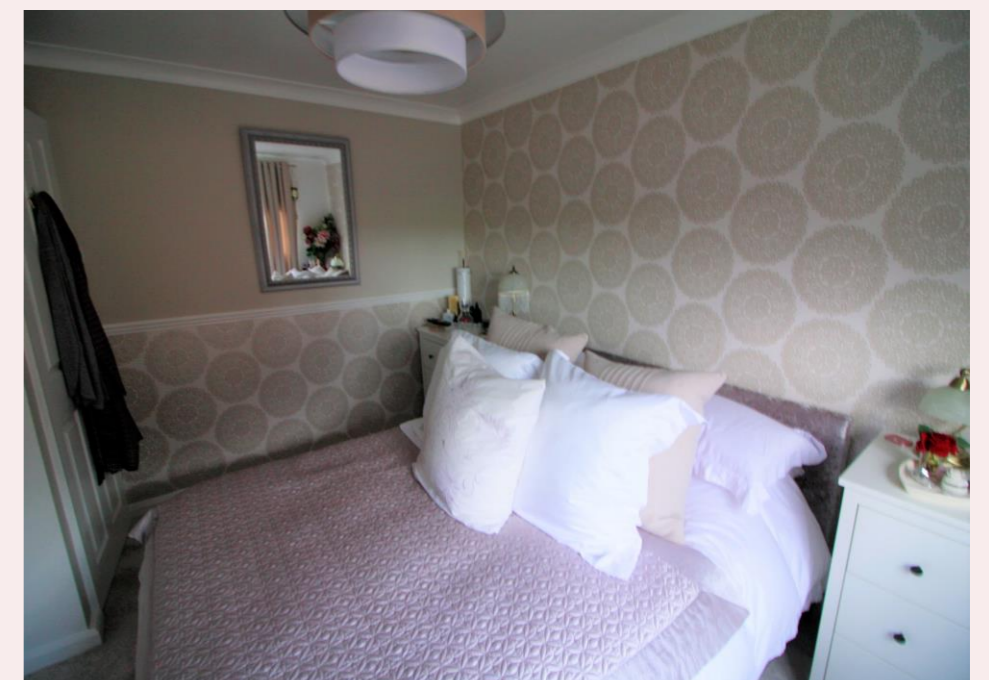
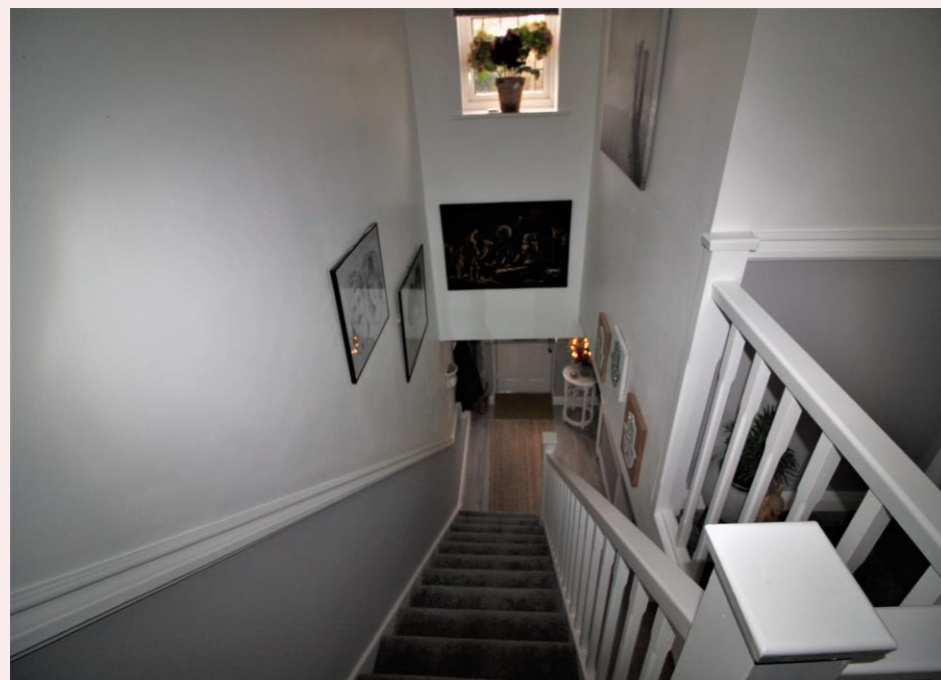
*Kingsway Avenue*





# *Welcome*

Start the new year in style with this fabulous two bedroom home in a sought after location.... Pack your bags and move straight in to this immaculately presented home. Having recently undergone a full make over this property offers fantastic living space both inside and out, comprising lounge/ diner, kitchen, two double bedrooms, shower room, off road parking and private rear garden. Recent works include new UPVC windows, newly fitted shower suite including mains fed power shower, hand wash basin and WC, flooring and decoration throughout and landscaping to the front and rear gardens. This property really is a credit to the current owners and should not be missed!



# Step inside...

## Entrance Hall

Enter through the composite door into the entrance hall, with laminate flooring, stairs off to the first floor, doors leading to the kitchen and lounge, under stairs storage, radiator and UPVC window to the side aspect.

## Kitchen 9' 1" x 8' 7" (2.76m x 2.62m)

The kitchen is fitted with wall and base units finished with shaker style wood doors and square edge work surfaces, integrated electric oven and 4 ring gas hob with extractor hood above. Space and plumbing for washing machine and free standing fridge/freezer. Stainless steel sink with drainer and mixer tap, tiled splash backs and flooring, radiator and UPVC window to the front aspect.

## Lounge/Diner 15' 0" x 12' 2" (4.56m x 3.71m)

The spacious lounge diner has laminate flooring, TV and BT points, radiator and UPVC French doors and window to the rear aspect.

## Landing

With quality carpet to the stairs and landing, loft access, doors leading to the two bedrooms, shower room and two UPVC windows.

## Bedroom One 12' 6" x 7' 10" (3.80m x 2.40m)

With quality carpet, radiator, TV point and UPVC window to the rear aspect with field views.

## Bedroom Two 9' 2" x 7' 10" (2.80m x 2.40m)

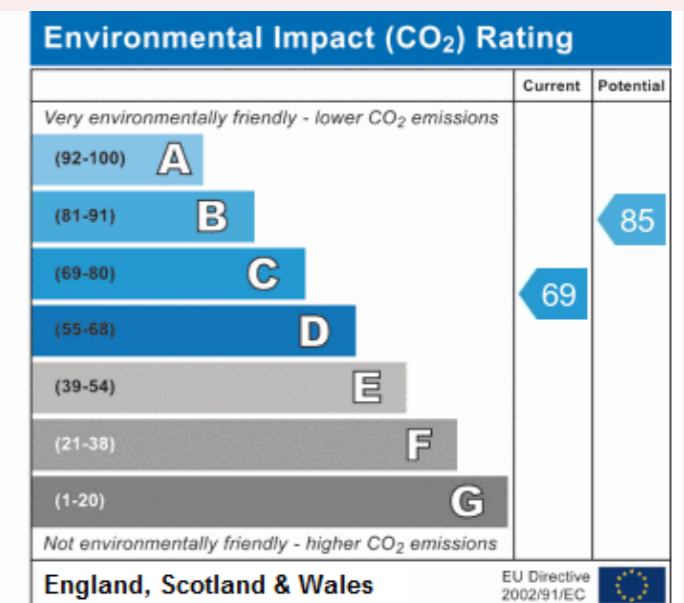
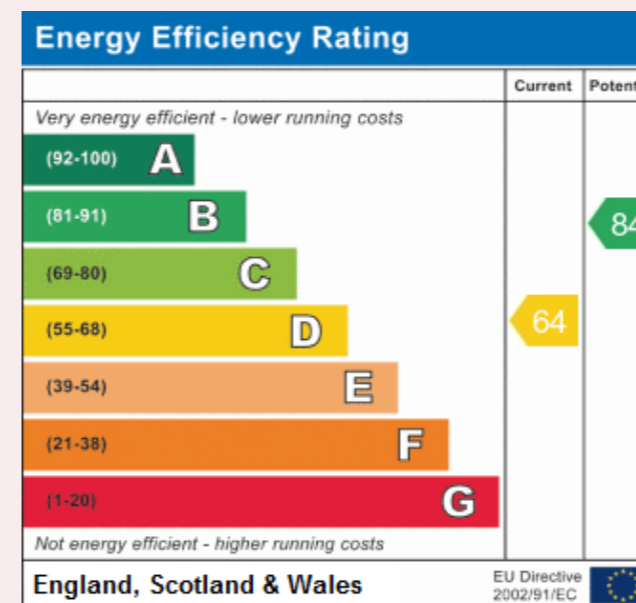
With quality carpet, radiator, UPVC window to the front aspect, store cupboard housing boiler and built in closet space.

## Shower Room 9' 1" x 5' 7" (2.77m x 1.70m)

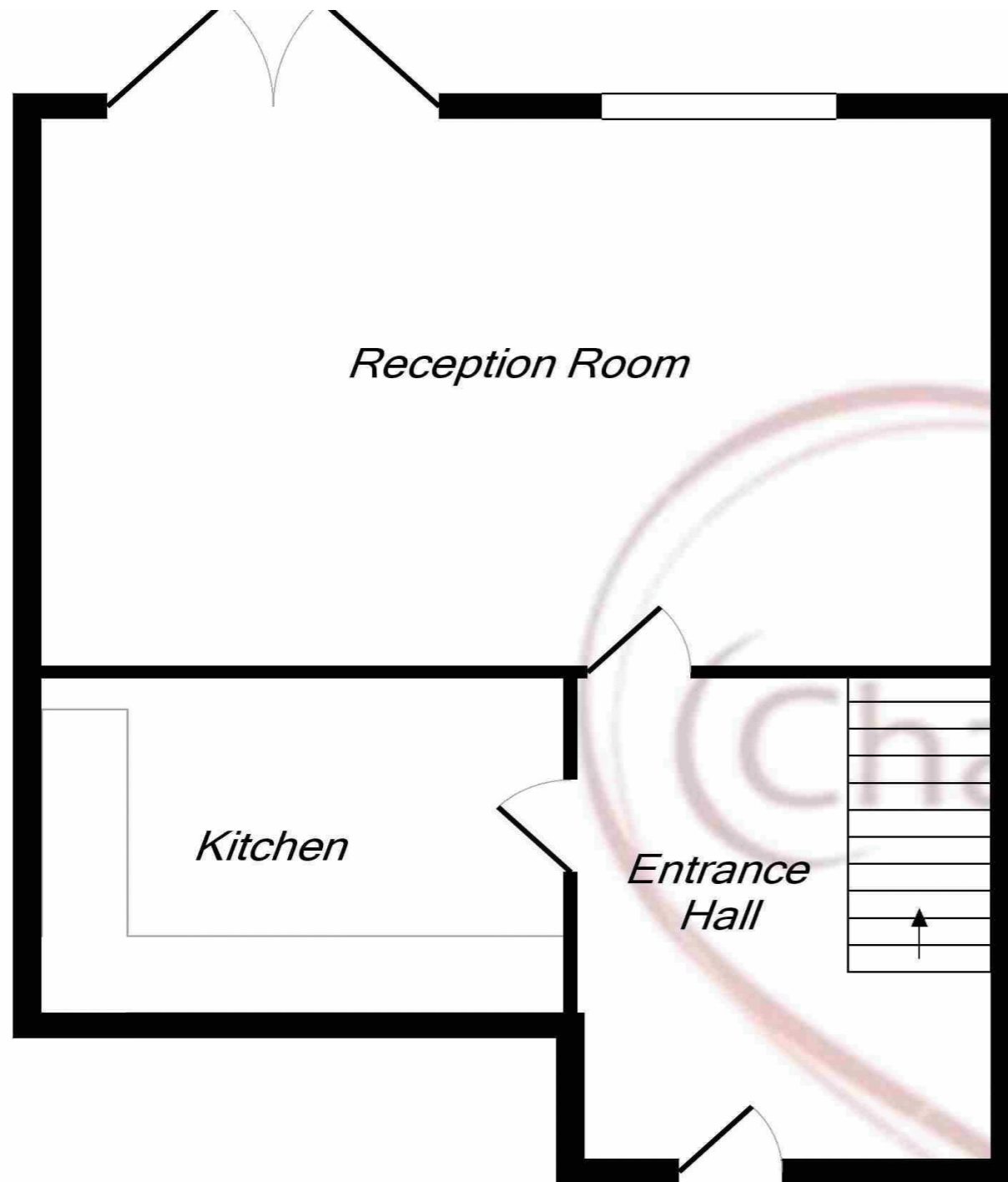
The newly fitted suite comprises of walk- in shower with glass screen and rain forest style mains fed shower. Handwash basin set in vanity unit, low flush WC, mirrored store cupboard, radiator, quality vinyl flooring and obscure UPVC window to the rear aspect.

## Outside

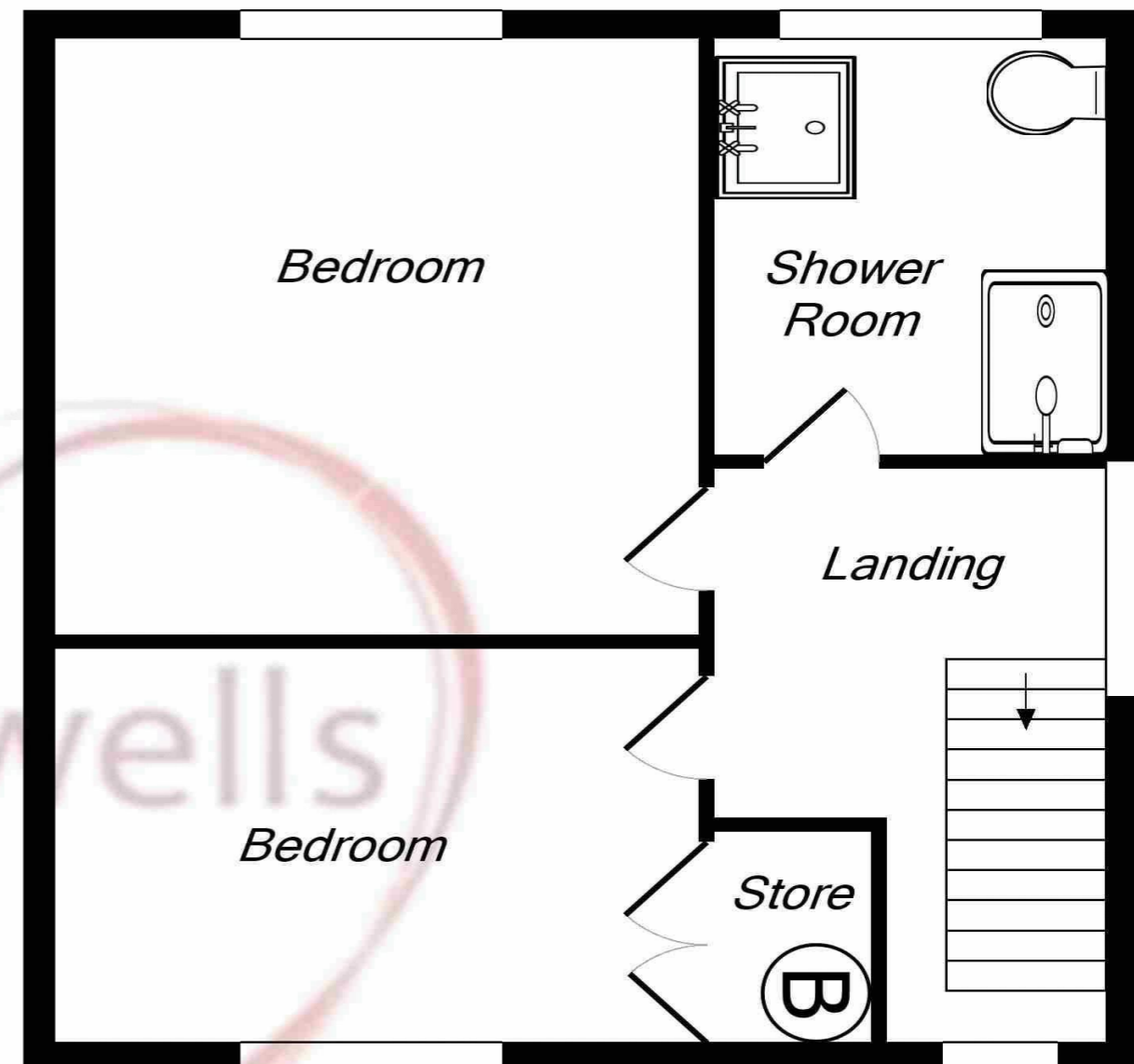
To the front of the property there is off road parking for at least two vehicles, a area laid to stone chippings and slate with maturing shrubs, trees and potted plants. The rear garden is fully enclosed and is low maintenance. Laid to stone chippings and slate with mature trees and shrubs and potted plants. A raised patio area for seating and a shed.



Address:  
37 Kingsway Field



*Ground Floor  
Approx. Floor  
Area 566 Sq.Ft.  
(52.6 Sq.M.)*



*1st Floor  
Approx. Floor  
Area 527 Sq.Ft.  
(49.0 Sq.M.)*

*Total Approx. Floor Area 1093 Sq.Ft. (101.5 Sq.M.)*

*Whilst every attempt has been made to ensure the accuracy of the floor plan 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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