



**3A Whinney Lane, Newark
Nottinghamshire NG22 9QA
£700 Per month**

A well presented 3 bedroom property, in a convenient location.

The property comprises of entrance, lounge, modern dining kitchen area, downstairs WC/Cloakroom, two double bedrooms, one single room/study and family bathroom.

This property benefits from an enclosed rear garden laid to lawn and off road parking for one car.

The property is available with a no pet and no smoking policy.

Whinney Lane is within reaching distance of a major supermarket, pubs/restaurants and a children's school.



Entrance

Approaching from the driveway area, enter through the front door which leads to the spacious living area.

Living Room

Spacious and light, living area, fully carpeted, also presenting a feature wall, door leading to kitchen area.

Kitchen/Diner

Well presented fully fitted kitchen, with oak effect units, black marble effect laminate worktop and vinyl flooring. Integrated oven, hob and extractor fan. Combi boiler. Access to rear garden through UPVC backdoor.

WC/Cloakroom

From the kitchen is this guest WC/Cloakroom, with a modern white toilet and hand wash basin. Vinyl flooring.

Master Bedroom

The master double bedroom is located to the front elevation of the property, the room is fully carpeted, spacious and light. Benefiting from built in wardrobes, Ariel/TV point.

Bedroom 2

This double bedroom sits at the rear elevation of the property, it is light, spacious. and fully carpeted. Ariel/tv point

Study

Useful space presenting a study/office to the rear elevation of the property, fully carpeted.

Bathroom

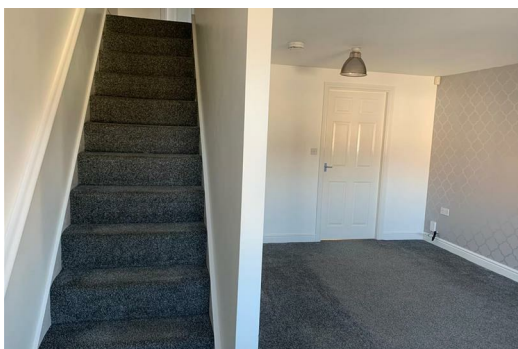
This bathroom incorporates a modern white suite, with shower over the bath and shower curtain, with full wall tiling and chrome towel radiator. Vinyl flooring.

Rear Enclosed Garden

Accessed via the rear door from the kitchen area, is the garden laid to lawn and shed.

Viewing Arrangements

For accompanied viewings please contact 01623 392 352 or email your enquiry to info@smithandcoestates.co.uk



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