



Offers In The Region Of £265,000

SWAN LANE | NEW OLLERTON | NEWARK | NG22 9XW

**BuckleyBrown**  
ESTATE AGENTS



NO UPWARD CHAIN!.. we have found the perfect home for you, located in a fantastic, sought after location. Where do we even begin with this lovely detached residence? Maybe with its gorgeous sun trap garden, or perhaps its four excellent bedrooms? You simply must see this one for yourself so let's take a look inside...

You will immediately feel at home as you step into the gorgeous living room where your eyes will instantly be drawn to the log burning fireplace, creating the cosiest atmosphere. Next is the beautiful kitchen which is complete with a range of matching units and cabinetry. The perfect setting for showing off your culinary skills. From here you will also find ample dining space to host sit down meals with family and friends! You'll also find a handy utility which hosts extra worktop space and an inset sink. Completing the ground floor is a WC for added convenience.

The first floor welcomes you to four bedrooms, all of which have been well looked after throughout. The master bedroom benefits from its very own private en suite feature. The family shower room can also be found just off the landing and is complete with a three-piece suite.

Moving outside you will be further impressed by the stunning rear garden! Here you are met with a well established lawn, patio seating area and fence surround offering a degree of privacy. To the front there is a driveway and garage allowing for off road parking. Call now to arrange a viewing!





#### Entrance Hallway

With a window to the side elevation and further access to;

#### WC

Fitted with a low flush WC and a hand wash basin.

#### Living Room 11'8" x 15'5"

Spacious room with a log burner fireplace and dual aspect windows to the front and side elevation.

#### Kitchen 12'9" x 17'9"

Complete with a range of matching gloss cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There is ample space for dining furniture along with access to a utility. Fitted with patio doors to the rear.

#### Utility 5'2" x 5'6"

With fitted worktops, cabinetry, inset sink and drainer and an external door to the side. There is also space and plumbing for a washing machine/tumble dryer.

#### Landing

With a window to the side and leading access into;

#### Bedroom One 8'8" x 12'1"

With carpeted flooring, central heating radiator, access to an en suite and a window to the front elevation.

#### En Suite 3'10" x 8'8"

Three piece suite including a hand wash basin, low flush WC and a shower. With a window to the side.

#### Bedroom Two 8'8" x 12'5"

With carpeted flooring, central heating



radiator and a window to the rear elevation.

#### Bedroom Three 7'2" x 8'9"

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 8'0" x 8'9"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Shower Room 5'6" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC and shower. Fitted with a window to the side elevation.

#### Garage 8'10" x 18'4"

Accessible from the front elevation.

#### Outside

Well maintained decorative garden to the front elevation along with a private driveway and garage. To the rear you will find a well established garden which is mainly laid to lawn with a patio seating area and fence surround.







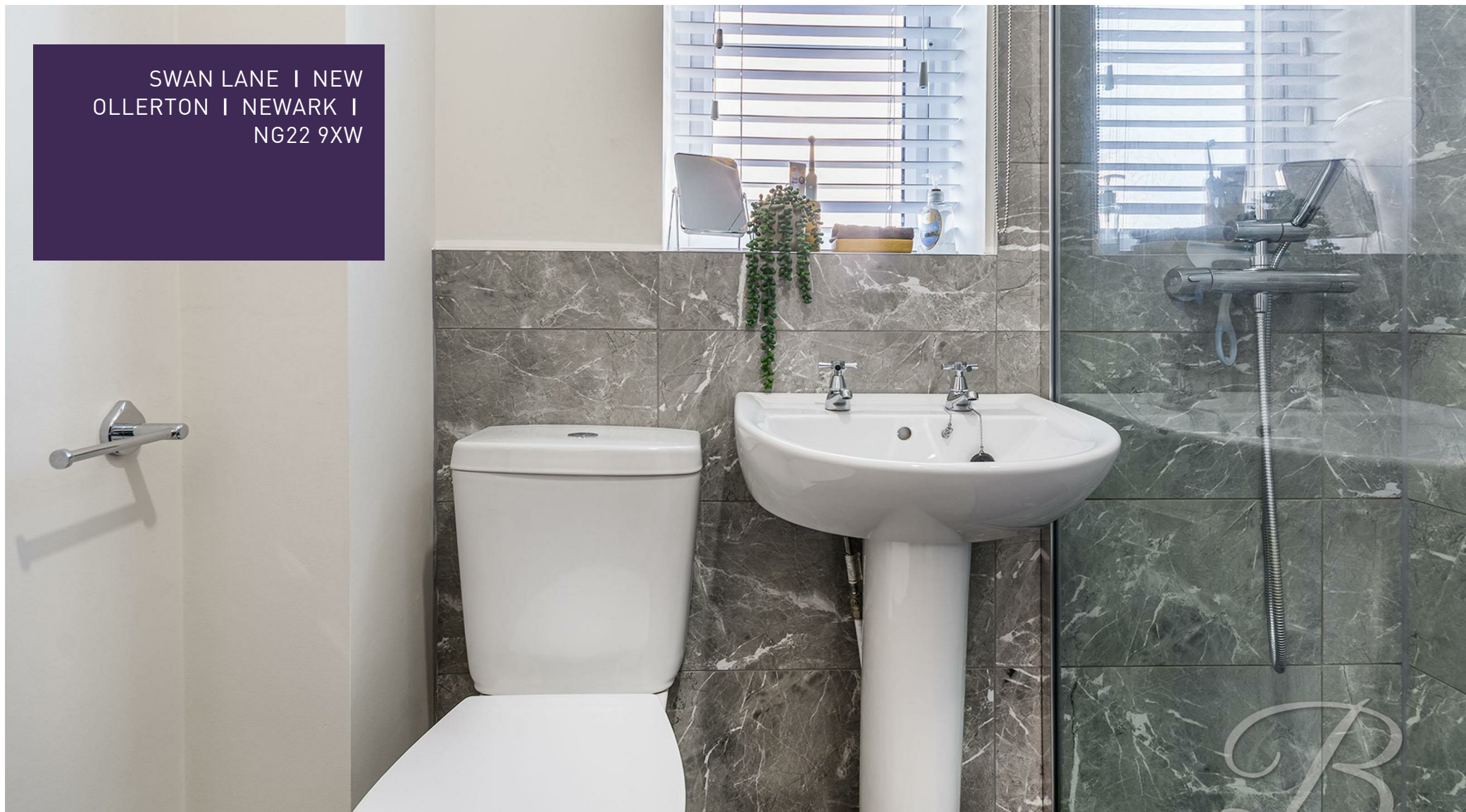
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



SWAN LANE | NEW  
OLLERTON | NEWARK |  
NG22 9XW



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS