



Offers Over £250,000 Freehold

39 SWAN LANE | | OLLERTON | NG22 9XW

**BuckleyBrown**  
ESTATE AGENTS

CONTEMPORARY LIVING IN A PRIME LOCATION!...We are delighted to present this beautifully appointed detached family home, built in 2023 and offering stylish, modern living throughout. Ideally situated in New Ollerton, the property is perfectly placed for local schools, shops, amenities and an array of scenic walking routes.

Step inside and you are immediately welcomed by a spacious entrance hallway, setting the tone for the generous accommodation on offer. The bright and airy living room benefits from dual windows, allowing natural light to flood the space, while providing ample room for comfortable furnishings.

The contemporary kitchen diner forms the heart of the home — ideal for both everyday family life and entertaining. With plenty of space for dining and socialising, it also features patio doors opening onto the rear garden, creating a seamless indoor-outdoor flow perfect for alfresco dining during the warmer months. A convenient ground floor WC completes the layout.

To the first floor, there are three well-proportioned bedrooms, including a superb master bedroom with its own stylish en-suite facilities. The remaining bedrooms are served by a modern family bathroom fitted with a sleek three-piece white suite.

Externally, the property continues to impress with a fully enclosed rear garden, mainly laid to lawn with a patio seating area — perfect for relaxing or hosting guests. Further benefits include a garage and driveway, providing ample off-street parking.

A fantastic opportunity to acquire a nearly-new family home in a sought-after location — early viewing is highly recommended.





#### Entrance Hall

Providing access to the WC, housing the stairs to first floor accommodation and allow access to;

#### Living Room 11'5" x 14'5"

Complete with laminate flooring, a window to front and side elevation, access to a built in storage cupboard and central heating radiator.

#### Kitchen Diner 9'8" x 14'5"

The kitchen is thoughtfully designed and fitted with a comprehensive range of matching wall and base units, complemented by a coordinating work surface over. An inset sink and drainer with mixer tap is positioned beneath a rear-facing window, allowing for plenty of natural light. Integrated appliances

include an oven with hob and extractor hood above, along with designated space and plumbing for additional essential appliances. Patio doors provide direct access to the rear garden, creating an ideal flow for indoor-outdoor living and entertaining. There is ample space to accommodate dining furniture, making this a practical and sociable kitchen/dining area, further enhanced by a central heating radiator for year-round comfort.

#### WC 5'5" x 2'11"

Complete with a low flush WC, hand wash basin, central heating radiator and window to side elevation.

#### First Floor Landing

Giving access to;



#### Bedroom One 11'5" x 8'2"

Complete with carpet flooring, window to front elevation, built in wardrobe, central heating radiator and access to its own en suite facilities.

#### En Suite 6'8" x 3'11"

Complete with a three piece suit comprising of a low flush WC, hand wash basin and walk in shower. There is a window to front elevation and a central heating radiator.

#### Bedroom Two 9'6" x 8'2"

Complete with carpet flooring, central heating radiator and window to front elevation.

#### Bedroom Three 8'2" x 6'2"

Complete with carpet flooring, central

heating radiator and window to side elevation.

#### Bathroom 6'2" x 6'3"

Complete with a three piece suite comprising of a bath, low flush WC and hand wash basin. There is a central heating radiator and window to side elevation.

#### Outside

The property boasts a fenced garden that is mostly laid lawn and benefits from have a patio seating area to enjoy in the warmer months. There is a drive way and garage providing off street parking.

#### Garage 17'0" x 7'10"

Providing secure parking or storage.





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 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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**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>                          |  |                         | <b>95</b> |
| (81-91) <b>B</b>                            |  | <b>83</b>               |           |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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