



22 Lantern Lane, New Ollerton

£1,100 pcm Freehold

3-bed semi-detached home in New Ollerton. Modern design, heat pump, 2 parking spaces. Close to amenities, schools, and parks. Ideal for families or professionals.

Council Tax band: A

Tenure: Freehold

Modern Day Living... Welcome to this charming semi-detached house located on Lantern Lane in the desirable area of New Ollerton. Built by Gleeson Homes, offers a modern living experience with a thoughtful design that caters to contemporary lifestyles.

Spanning an impressive 716 square feet, this home features a spacious reception room that provides an inviting space for relaxation and entertainment. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The bathroom is designed with modern fixtures, ensuring comfort and convenience.

One of the standout features of this home is the energy-efficient heat pump, which contributes to a sustainable living environment while keeping utility costs manageable. Additionally, the property includes parking for two vehicles, a valuable asset in today's busy world.

Situated in a friendly neighbourhood, this new build offers the perfect blend of modern living and community spirit. With its prime location, you will find local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity to own a brand new home in New Ollerton, combining comfort, style, and practicality. Don't miss your chance to make this delightful house your new home.





Entrance Hall

Welcoming entrance hall accessed via a composite front door, featuring a fitted entrance mat, central heating radiator, and the consumer unit. Provides access to the ground floor WC and kitchen diner.

Dining Kitchen

10' 2" x 16' 1" (3.10m x 4.90m)

A beautifully appointed, newly fitted kitchen with sleek flat-panel cupboard and drawer fronts, complemented by a contrasting worktop and matching upstand. Includes a stainless steel sink and drainer with swan-neck mixer tap, integrated electric hob and oven, and space for an under-counter washing machine and dishwasher. A breakfast bar-style unit flows into the dining area, which benefits from a PVC window to the side, a central heating radiator, and easy-clean vinyl flooring. Useful under-stairs storage is also available.

Ground Floor WC

Conveniently located just off the kitchen, the WC features a low flush toilet, pedestal wash hand basin with splashback, central heating radiator, and vinyl flooring.

Lounge

13' 5" x 10' 10" (4.10m x 3.30m)

A bright and spacious rear-facing reception room with neutral décor and fitted carpet. Features a central heating radiator, Panasonic heat pump thermostat, and PVC window with matching door and half-opening door that provides an enhanced exit point to the rear garden.

Master Bedroom





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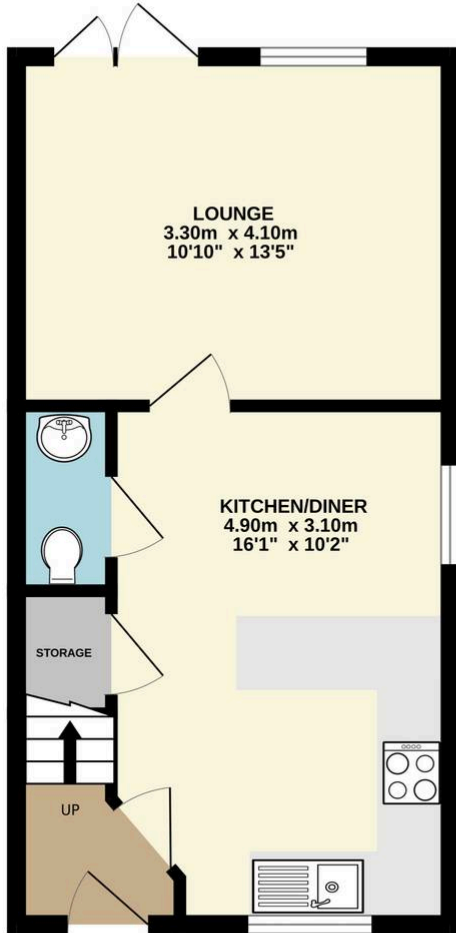
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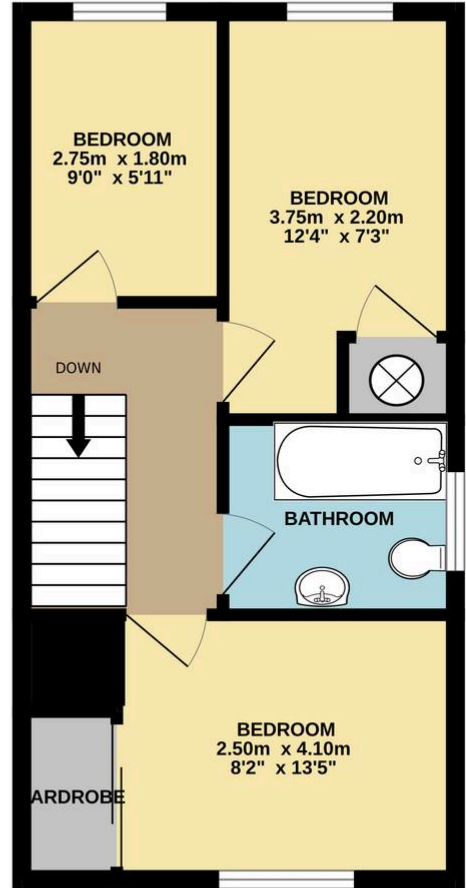
Master Bedroom



GROUND FLOOR
33.7 sq.m. (362 sq.ft.) approx.



1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (716 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

