



England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower CO2 emissions	
Current	93
Potential	
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower running costs	
Current	82
Potential	
Energy Efficiency Rating	



41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



Plot 9, The Staveley Eakring Road, Bilsthorpe, Notts, NG22 8PZ
 Asking Price £258,995



Eakring Road

Bilsthorpe

****AN EXCLUSIVE BONUS ON THIS NEW BUILD HOME, A FURNITURE PACKAGE WORTH £10,000 IS INCLUDED IN THE SALE** providing an opportunity to enjoy a stylishly furnished home from day one. Additionally, a flooring package and a turf rear garden enhance the property's appeal, offering a complete and ready-to-enjoy living experience. Don't miss the chance to make this house your dream home.

Welcome to this beautiful home, featuring **THREE SPACIOUS DOUBLE BEDROOMS**, with the principal bedroom boasting the luxury of an ensuite bathroom for added convenience. The additional family bathroom is elegantly designed to meet your needs. The ground floor hosts a modern kitchen, equipped with all essentials and offering a perfect spot for dining. The lounge dining room at the rear of the property is a delightful space, ideal for entertaining guests. With french doors leading to the garden, it seamlessly combines indoor and outdoor living.

For practicality, the property includes a downstairs WC, providing ease and accessibility. Adding to the convenience is the integral garage, a substantial benefit. The property's driveway at the front ensures comfortable parking for two cars, emphasising practicality and accessibility.

Entrance Hall

The entrance hall is accessed via a composite door, central heating radiator, power points and convenient access to the kitchen.



Kitchen

10'10" x 11'1"
The kitchen boasts contemporary wall and base units, complemented by roll edge work surfaces. It features a four-ring gas hob with an oven beneath and an extractor above. The 1 1/2 bowl sink and drainer with a mixer tap add functionality. Natural light fills the space through the UPVC double glazed window to the front aspect. The kitchen is designed to accommodate a breakfast table, and a central heating radiator adds comfort. Stairs rise to the first floor and integral doors lead to the garage, downstairs WC, and the lounge/dining room.

Downstairs WC

Comprises of a low flush WC and a pedestal sink with mixer tap.

Lounge/Dining Room

11'0" x 11'6"
The spacious lounge/dining room is situated at the rear of the property, is illuminated by a UPVC double glazed window and french doors providing easy access to the rear garden. A central heating radiator ensures comfort, and the room is equipped with TV and power points, offering ample space for comfortable seating and dining for up to 4-6 people.

First Floor

Bedroom No 1

10'10" x 11'1"
A spacious room featuring a UPVC double glazed window to the front aspect offering natural light to the room, with TV & power points for your convenience. The room is equipped with a central heating radiator and has an en-suite accessible through an internal door.

En-Suite

The ensuite is elegantly appointed with a low flush WC, a pedestal sink featuring a mixer tap and a mains-fed shower with tasteful tiling in the cubicle. A UPVC double glazed window to the front aspect completes the space, providing natural light.

Bedroom No 2

12'5" x 9'8"
This well proportioned room boasts a UPVC double glazed window overlooking the rear aspect, offering ample natural light. Complete with a central heating radiator and power points, it provides a comfortable and inviting space.

Bedroom No 3

9'1" x 12'11"
Another well-proportioned double bedroom, featuring a UPVC double glazed window with pleasant views of the rear garden. With a central heating radiator and power points, this room offers a comfortable and cozy atmosphere.

Bathroom

A bright and modern bathroom suite, designed in white tones, includes a low flush WC, a pedestal sink with a stylish mixer tap, and a panelled bath with tastefully part tiled walls around the bath. The space is enhanced with a central heating radiator. The walk-in cupboard not only provides convenient storage but also adds to the practicality of the room. Natural light streams in through the UPVC double glazed window to the side.

Outside

The property boasts a tarmac driveway at the front, offering ample off-road parking for at least two cars.

The well-maintained rear garden features a paved patio and a lawn, surrounded by secure fenced boundaries. Additionally, there's a pebbled area on one side of the property and convenient gated access leading around to the front enhances accessibility.

Additional Information

Tenure: Freehold

Council Tax Band: TBC by Newark & Sherwood Council

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

We are to make potential buyers aware that there is a management company in place for upkeep to communal area's on the development with a yearly fee of approximately £120. More information on this can be found when visiting the site office.

