

The logo consists of the letters 'JF' in a large, bold, black serif font, set against a yellow square background.

Jonathan|Fitzpatrick  
VILLAGE & COUNTRY HOMES



87c Kirklington Road Bilsthorpe NG22 8SQ

Guide £450,000 - £475,000 Freehold

Tel 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
Visit [jfea.co.uk](http://jfea.co.uk)

**A**n immaculately presented and highly specified 4 double bedroom detached family home situated on a good size plot approached via a private drive off Kirklington Road. This 2017 built property benefits from exceedingly spacious accommodation throughout and combines both traditional and contemporary design at an affordable and compelling price point. Features of note include a south facing private rear garden, double detached garage with extensive driveway parking, spacious panelled reception hallway, fabulous open plan 'living' kitchen/dining room with bi-fold doors to the rear garden, separate lounge with feature fireplace and bay window, family/games room (with bespoke cabinetry), utility room, downstairs cloakroom/WC and underfloor heating to the entire ground floor. The first floor features a particularly spacious landing, en suite shower to both master and guest bedroom, two further double bedrooms and beautiful family bathroom with double shower and freestanding bath with bespoke cabinetry (also to the master en suite).

**Considerable interest is anticipated and interested parties wishing to view should be in strong buying positions.**

Bilsthorpe is a popular and conveniently located village with several local shops, pub, numerous countryside walks and easy access onto the Southwell Trail Nature Reserve. It is approximately 1.5 miles from Farnsfield and 6 miles to the famous minster town of Southwell. There is also bus services to Mansfield, Newark and Farnsfield.













**Guide price : £450,000 - £475,000 Freehold**

Council tax band E

EPC Rating B

Flood Risk : Negligible

Gas central heating / double glazing / all mains services / EV wall charger

Viewing by appointment through

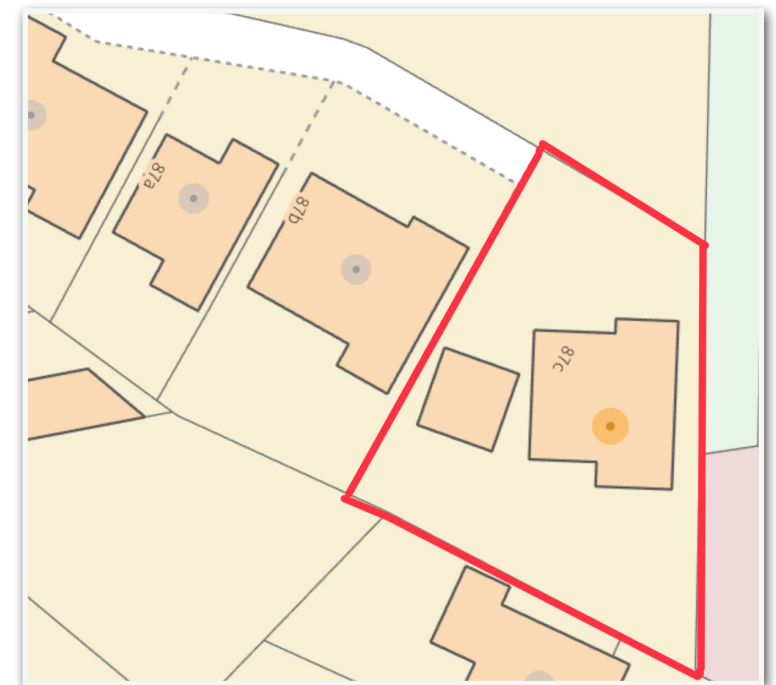
**Jonathan Fitzpatrick Village & Country Homes**

**64 Main Street Farnsfield NG22 8EF**

**Telephone 01623 392676**

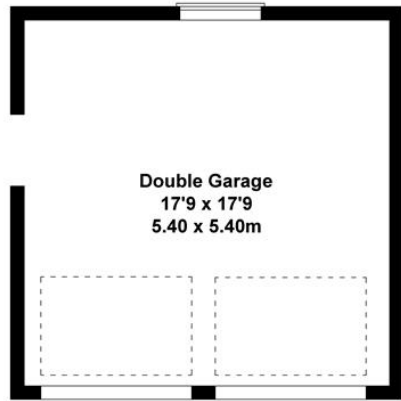
**Email : [mail@jfea.co.uk](mailto:mail@jfea.co.uk)**

**Web : [jfea.co.uk](http://jfea.co.uk)**

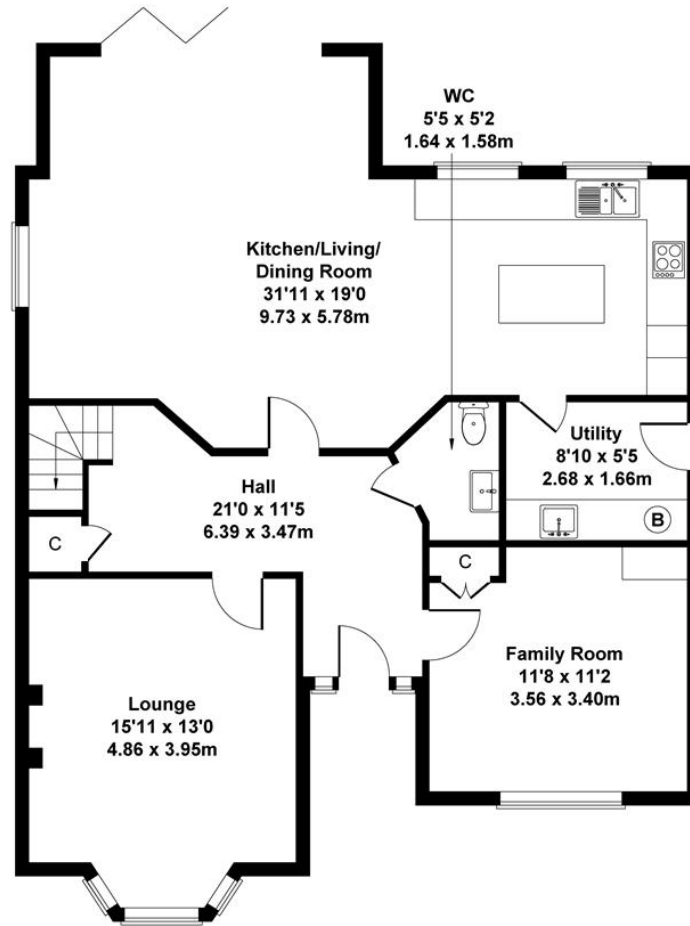


# 87C Kirklington Road, Bilsthorpe, NG22 8SQ

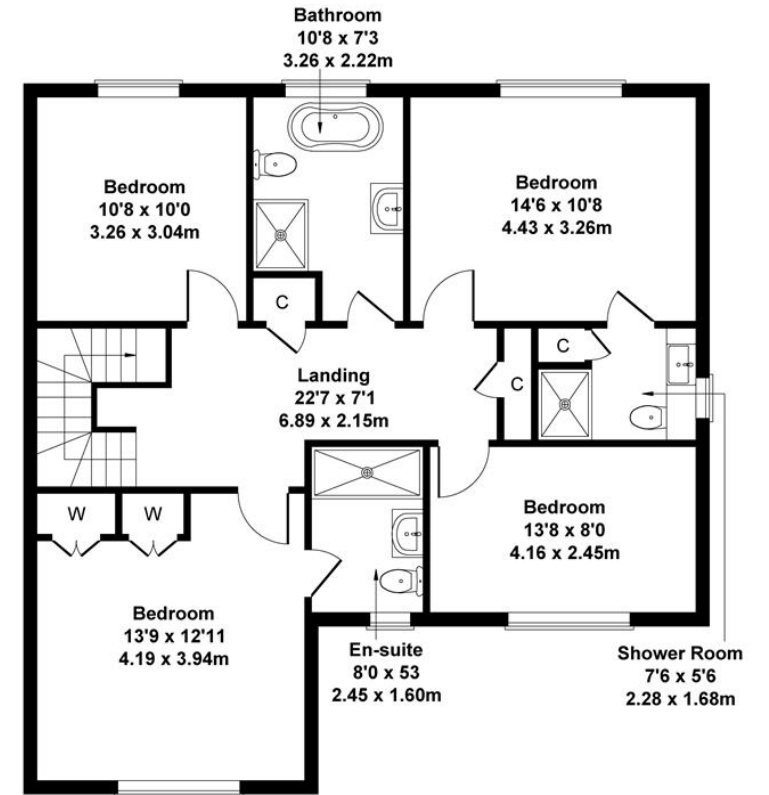
Approximate Gross Internal Area  
2271 sq ft - 211 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy performance certificate (EPC)

87C Kirklington Road Bilsthorpe LEICESTERSHIRE NG22 8SQ	Energy rating <b>B</b>	Valid until 22 February 2027
	Certificate number 2846-1073-7312-5603-2916	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements