



RUFFORD CLOSE | BILSTHORPE | NEWARK | NG22 8SW



HERE IT IS!.. Situated in the convenient village of Bilsthorpe stands this delightful three-bedroom home that benefits from a range of local amenities and great access links into the town centre. This detached bungalow is perfect for anyone looking to downsize and presents a spacious and characterful interior that will definitely impress upon internal viewing. Stepping outside to the front of the property, you'll find a driveway providing convenient off-street parking. Not to mention a garage which can be utilised for additional storage or potential workshop. To the rear is a patio seating area, maintained lawn, mature trees and fence surround. This provides a great setting for family gatherings. Don't miss out on this fantastic property, call today to arrange a viewing!

Kitchen 8'11" x 18'7"

Fitted with traditional wall and base units, work surface, inset sink with a mixer tap above, space and plumbing for a washing machine and tumble dryer. Along with tiled flooring, integrated fridge freezer, tiled walls, dual aspect windows and a door leading outside.

Living Room 12'2" x 18'7"

With carpet to flooring, central heating radiator, feature fireplace, exposed ceiling beams, window to the front elevation and French doors leading outside.

Bedroom One 9'7" x 11'11"

With carpet to flooring, central

heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Two 8'7" x 11'6"

With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Three 8'11" x 10'11"

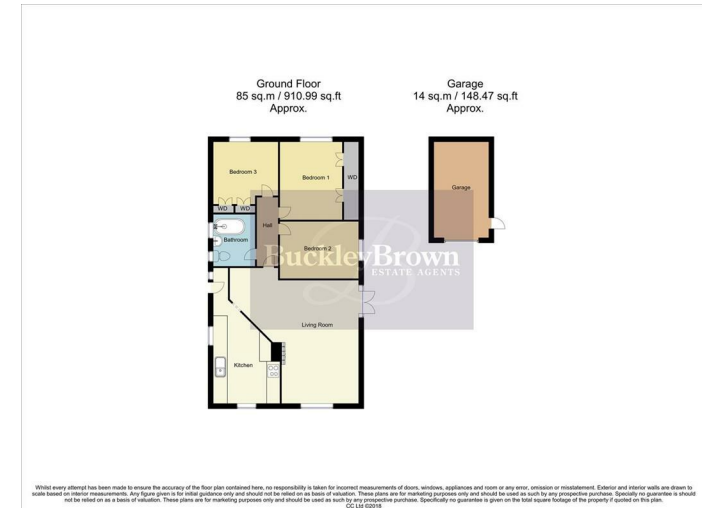
With carpet to flooring, central heating radiator cupboard for additional storage and window to the rear elevation.

Bathroom 5'6" x 7'10"

Fitted with a panelled bath, pedestal sink, low flush WC, full height tiling, overhead shower and double windows to the side elevation.

Outside

With a driveway to the front elevation providing convenient off-street parking. With a patio seating area, maintained lawn, mature trees and fence surround.



Whilst every effort 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 purchaser. BuckleyBrown guarantees to 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 purchaser. Specifically no guarantee is given on the total square footage of the property quoted on this plan. CC BY 4.0 INTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

