



£160,000

SAVILE ROAD | BILSTHORPE | NEWARK | NG22 8PT

**BuckleyBrown**  
ESTATE AGENTS

**MAKE A MOVE!...** This fantastic three bedroom home will certainly impress with its delightful interior and well-laid out design. Each room has been lovingly decorated with a modern feel and provides the perfect space for spending your quality time and making lots of memories! Outside offers a paved driveway to the front, providing off-street parking. There is an enclosed garden to the rear with a lawn, a handy shed, and a fence surround providing additional privacy. Is this the one for you? We think so! Call now to arrange a viewing!

Porch w656'2" cm l459'3" cm (W200cm X L1140cm)With access to;

Living Room 11'10" x 14'6" With tiled flooring, central heating radiator, bespoke media wall and a window to the front elevation.

Kitchen/Dining Room 9'4" x 17'7" Fitted with matching cabinets and units, work surface, gas hob, splash back, extractor fan, ceramic inset sink with mixer tap above, integrated oven and plumbing for a washing machine. Along with down lights, tiled

flooring, underfloor heating, window to the rear and door providing access to the conservatory.

Conservatory 6'7" x 9'9" With surrounding windows and French doors leading outside.

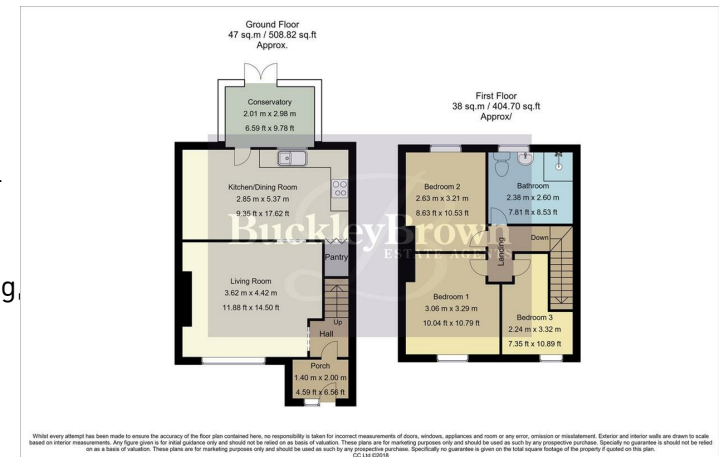
Bedroom One 10'0" x 10'9" With laminate flooring, central heating radiator and window to the front elevation.

Bedroom Two 8'7" x 10'6" With laminate flooring, central heating radiator and window to the rear elevation.

Bedroom Three 7'4" x 10'10" With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 7'8" x 8'6" Complete with a double rainfall shower, wash hand basin with vanity storage, low flush WC, tiled flooring, underfloor heating, towel radiator and an opaque window to the rear elevation.

Outside With a paved driveway to the front providing off-street parking. There is an enclosed garden to the rear with a lawn, shed (W240cm x L360cm) and fence surround.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>65</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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**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.

