



Offers In The Region Of £375,000

LUMLEY CLOSE | BILSTHORPE | NEWARK | NG22 8UB

BuckleyBrown
ESTATE AGENTS

TOO GOOD TO MISS!...Welcome to this modern and spacious detached house, boasting a block paved driveway that provides ample off-street parking. This home is beautifully presented both inside and out, offering instant kerb appeal.

Step inside to discover beautiful presentation both inside and out. The homely living room is spacious, flooded with natural light, and features a stylish media wall, providing an ideal setting for relaxation and entertainment. The dining room, with its French doors, seamlessly connects indoor and outdoor living, perfect for gatherings and family meals. The kitchen is a true highlight, boasting contemporary cabinets and integrated appliances that give it a sleek, modern finish. Adjacent to the kitchen is a handy utility room, offering additional storage and convenience. Completing this floor is a useful WC off from the hallway.

The first floor comprises five well-appointed bedrooms, three of which come with fitted wardrobes, ensuring ample storage space. The master bedroom benefits from a luxurious en-suite facility, while the rest of the family can enjoy the excellent-sized, modern family bathroom.

Outside, the rear garden is a beautifully landscaped oasis, featuring an artificial lawn for easy maintenance, a decked seating area for relaxation, decorative shrubbery, and an impressive pond. This exceptional garden provides a perfect backdrop for outdoor entertaining or simply enjoying some quiet time reading a book!

This property truly offers a blend of modern living and lovely presentation, making it a perfect family home!





Entrance Hallway

With laminate flooring, central heating radiator, carpeted staircase leading to the first floor, and access to;

Living Room 10'8" x 20'9"

With carpet to flooring, central heating radiator, coving, media wall and window to the front elevation.

Dining Room 9'10" x 11'9"

With carpet to flooring, central heating radiator, coving and French doors leading outside.

Kitchen 8'9" x 15'9"

Fitted with sleek wall and base units, work surface, splash back, extractor fan, inset sink with mixer tap above, integrated microwave, oven, fridge freezer,

dishwasher and kick board lighting. With down lights, tiled flooring, window to the rear elevation and French doors leading outside.

Utility

Fitted with an inset sink, plumbing for appliances and door leading outside.

WC

Fitted with a low flush WC, wash hand basin, central heating radiator and an opaque window.

Bedroom One 10'5" x 14'10"

With carpet to flooring, central heating radiator, fitted wardrobes, en-suite access and window to the front elevation.



En-Suite 5'7" x 6'4"

Fitted with an enclosed shower, low flush WC, wash hand basin with vanity storage, chrome heated towel rail and an opaque window.

Bedroom Two 10'2" x 15'3"

With carpet to flooring, central heating radiator and double windows to the front elevation.

Bedroom Three 10'5" x 11'9"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Four 8'7" x 9'1"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Five 6'4" x 8'7"

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

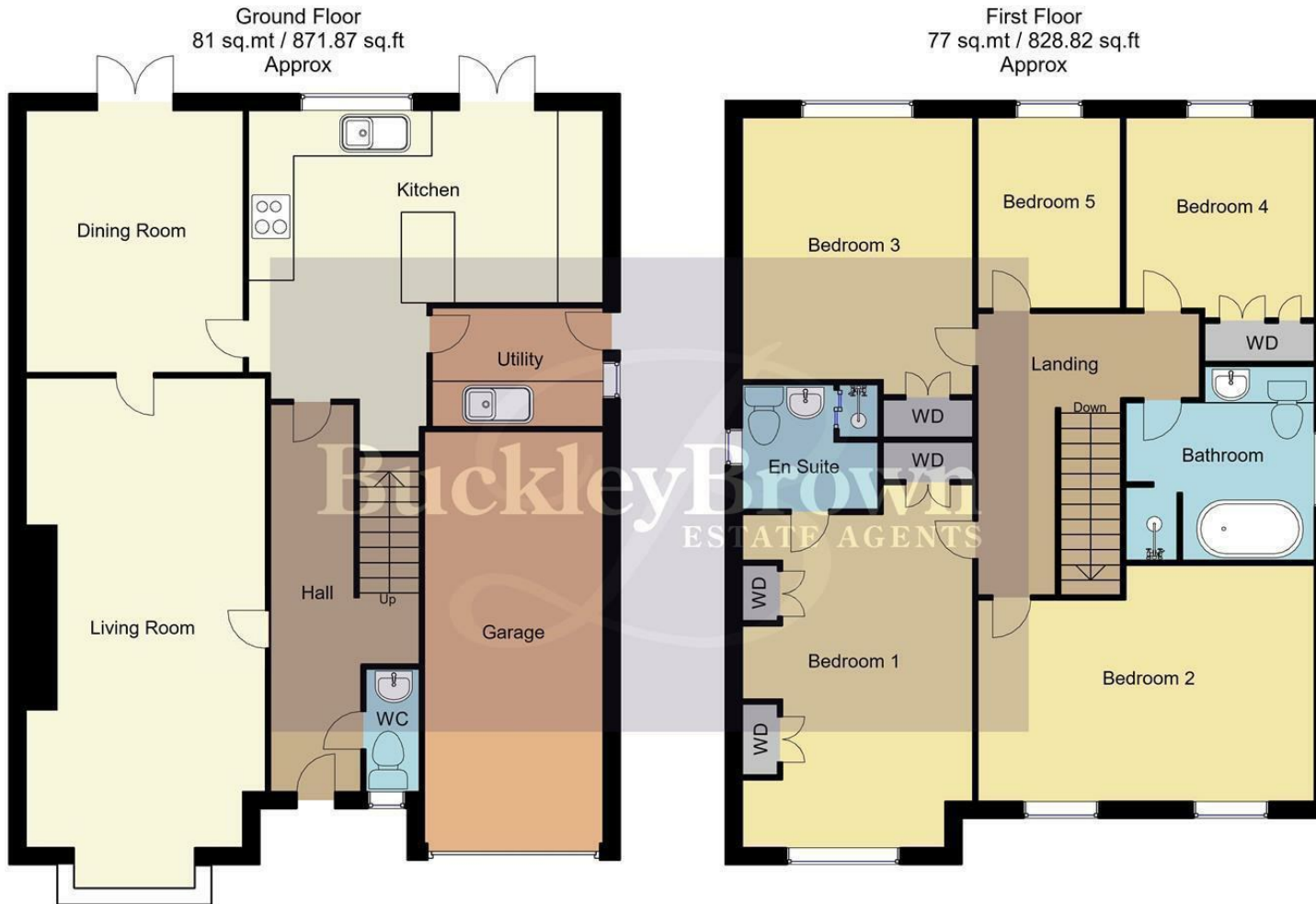
Bathroom 8'7" x 8'7"

Complete with a freestanding bath, low flush WC, vanity storage, wash hand basin, enclosed shower and an opaque window.

Outside

With a block paved driveway providing ample off-street parking and an integral garage. With an exceptionally landscaped garden to the rear with an artificial lawn, decked seating area, decorative shrubbery and a beautiful pond.





Whilst every attempt 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 purchase. Specially no guarantee is 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 purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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