



THE GABLES BUNGALOW LANE | BILSTHORPE | NEWARK | NG22 8RR

**BuckleyBrown**  
ESTATE AGENTS

STANDING PROUD!!.. This beautiful three/four-bedroom detached family residence provides extremely spacious and truly versatile accommodation with impressive garden areas and stunning kitchen. Not to mention having all of the external windows replaced recently. Standing within an impressive established plot set in a lovely location with gardens to the front, this residence is sure to impress upon a viewing...

Internally, you will first find the front entrance conservatory, which leads nicely into the inviting reception hallway. Leading just off from here, you will find this property boasts two reception rooms. Both comprising a log burner which creates a warm and cosy entertaining space! The beautiful kitchen hosts a modern range of units and cabinetry, with work surfaces, an inset sink and integrated appliances. There is space here for a table and chairs, making this the perfect sociable Homespace for family meals. The sun room offers beautiful views of the garden and creates a seamless transition to the outdoors. There is also a utility room/shower room. From the inner hall, the second bedroom hosts plenty of space for all of your furnishings. The family bathroom is located just next door and boasts a three-piece suite with a shower above the bath.

The first floor hosts two further well proportioned bedrooms, both decorated in a neutral palette, making it easy to add your own stamp. There is also a modern shower room on this floor for added convenience. As you can see everywhere has been kept to an immaculate standard, making this residence a move-in ready home.

Heading outside, you will find the super private garden hosts an impressive-sized plot! The well-maintained lawn and large patio seating area create a great sociable setting for summer bbq's with loved ones. If you like gardening, then you will love the greenhouse and established vegetable plot! To the front hosts a triple garage and a spacious driveway for multiple cars. Call today to book a viewing!





#### Conservatory Entrance

Including air conditioning and reverse cycle heating and a central heating radiator.

#### Hall

With access to;

#### Living Room 12'4" x 13'10"

Comprising a log burner and a bay window to front elevation. Including central heating radiator.

#### Snug 12'4" x 12'4"

Comprising a log burner and a bay window to front elevation. Including central heating radiator.

#### Kitchen/Dining Room 11'5" x 18'5"

Complete with a modern range of

matching units and cabinetry, with complementary work surface over and inset sink. Including integrated appliances and space for a table and chairs. Including central heating radiator.

#### Sun Room 8'2" x 24'8"

With windows surrounding and french doors leading out onto the garden. Including central heating radiator.

#### Utility 8'2" x 11'8"

Comprising an inset sink and worktops with units and cabinetry. With a shower room and window to rear elevation.

#### Bedroom Two 9'10" x 12'4"

With window to side elevation. Including central heating radiator. With air conditioning system fitted.

#### Bathroom 5'6" x 9'7"

Hosting a three-piece suite with a shower over the bath. Including central heating radiator.

#### Conservatory 9'0" x 14'11"

With entrance door access to side elevation. Including central heating radiator.

#### Landing

With access to;

#### Bedroom One 11'4" x 15'11"

With window to rear elevation. Including central heating radiator. With air conditioning system fitted.

#### Bedroom Three 7'3" x 15'7"

With window to rear elevation. Including

central heating radiator. With air conditioning system fitted.

#### Shower Room 5'8" x 6'0"

Complete with a shower cubicle, hand wash basin and low flush WC. Including central heating radiator.

#### Outside

A super private and spacious rear garden which comprises a well-maintained lawn and patio seating area. Including a large greenhouse and an allotment section. To the front hosts a triple garage for parking and ample storage. With a driveway offering private parking for plenty of cars. The property entrance is enclosed with electric gates for added security.





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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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