



Guide Price £240,000

KIRKLINGTON ROAD | BILSTHORPE | NEWARK | NG22 8RT

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ESTATE AGENTS



\*\*\*\* Guide Price of £240,000-£250,000\*\*\*\*

A WONDERFUL FAMILY HOME! This three-bedroom, semi-detached property stands beautifully in the convenient area of Bilsthorpe. Not to mention this property has been refreshed cosmetically throughout, you won't need to touch a thing! Let's head inside...

Firstly, you will be presented with an impressive sized living room where you'll be presented with an abundance of space for homely furnishings and personal touches. Not to mention the feature fireplace creating a warm and homely feel for cosy nights in! Moving further, you will find the open plan kitchen/diner which provides a range of matching wall and base units to utilise, along with an integrated oven. There is also a conservatory which offers plenty of versatility to make it whatever you desire. Just off here you will also be lead to a handy utility room, great for additional storage. Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed!

From the landing, you'll have access to three generous sized bedrooms, two of which offer built in cupboards for added convenience. The family bathroom has been recently renovated and comes complete with a modern four-piece suite.

Outside, the private enclosed garden hosts a beautifully maintained lawn and decked seating area, perfect for inviting the family over to enjoy the sunny months together with a BBQ. The front of this property offers a spacious driveway and garage allowing for ample off road parking. Call now to book a viewing!!





### Entrance Hallway

With a window to the side elevation and further access to;

### Living Room 14'6" x 16'5"

Spacious room with a feature fireplace and a window to the front elevation.

### Kitchen/Dining Room 8'4" x 21'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and splashback tiles. Fitted with a window to the rear, an external door to the side and patio doors leading into the conservatory. Ample space for dining furniture.

### Conservatory 9'9" x 16'11"

Versatile space to enjoy all year round with windows to the rear and side along with patio doors to the side giving access to the garden. You will also gain access to the utility from here.

### Utility 5'5" x 7'1"

fitted wall and base units and cabinetry, a window to the side and further space and plumbing for a washing machine and tumble dryer.

### WC

Accessible externally from the side of the house, fitted with a hand wash basin and low flush WC.

### Landing

With a window to the side elevation and further access to;

### Bedroom One 11'9" x 13'1"

With carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation.

### Bedroom Two 9'11" x 11'9"

With laminate flooring, central heating



radiator, built in cupboard and a window to the rear elevation.

### Bedroom Three 8'10" x 9'1"

With laminate flooring, central heating radiator and a window to the front elevation.

### Bathroom 8'2" x 11'0"

Four piece suite comprising of stunning tiles, a hand wash basin, low flush WC, bath and a shower. Fitted with a window to the rear elevation.

### Garage

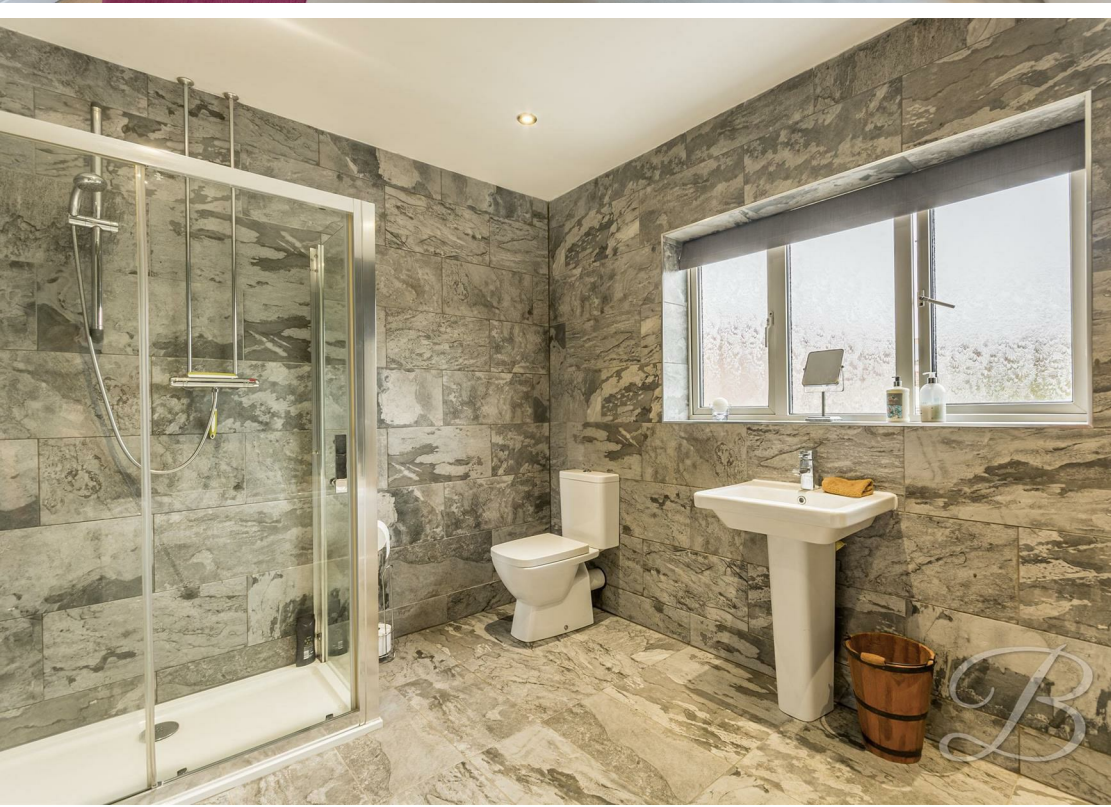
Accessible from the front elevation.

### Outside

Gated entrance leading to a spacious stoned frontage with a private driveway and a garage allowing for ample off road parking. The rear garden is mainly laid to

lawn with a greenhouse and a raised decked seating area covered with a pergola.









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. Specifically 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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		

70

51

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