



Offers Over £170,000

26 ALLANDALE | BILSTHORPE | NEWARK | NG22 8QZ

BuckleyBrown
ESTATE AGENTS

HERE IT IS WITH THE ADDED BONUS OF AN ANNEXE!!...There is definitely more than meets the eye with this wonderful three-bedroom end terrace house! Offering a convenient, private annexe and office outbuilding and located within the sought after area of Bilsthorpe, local shops and amenities are only a short journey away!

Upon entry, you will be greeted by the spacious living room where you'll find a warm neutral environment filled with natural light and new laminate flooring fitted throughout. Moving off here you will find the open plan kitchen/dining area which comes complete with a range of modern cabinetry and worktops, together with integrated appliances and space for more. A small dining table and chairs will fit perfectly in this room. Separate to the house you will find a handy annexe and an extra outbuilding/office space. The annexe consists of a small kitchen/dining/living area as well as room for a bed and its own modern bathroom. This is perfect for those who have regular guests and family staying over.

Ready to see upstairs? From the landing, you'll gain access to three excellent bedrooms, all of which have been kept to a high standard throughout. You'll also find a bathroom just off the landing complete with a modern suite.

Stepping outside you'll be met with a low maintenance patio area and an artificial lawn perfect for those evening drinks with family and friends. To the front you will be greeted by a private front garden lawn area and a designated driveway in front of the annexe. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

Laminate flooring with access into all first floor rooms.

Living Room 13'5" x 19'0"

Laminate flooring with central heating radiator and a window to the front elevation.

Kitchen/Dining Room 19'7" x 8'10"

Modern cabinets with ample worktop space over, integrated appliances such as an oven, electric hob and dishwasher with space for more. An inset sink, central heating radiator, space for a small dining table and chairs, a window to the side and a large window to the rear elevation along with a patio door leading into the rear garden.

Landing

Laminate landing with access into all first floor bedrooms.

Bedroom One 12'0" x 8'10"

Carpeted bedroom with central heating radiator, space for your desired bedroom furniture and a window to the rear elevation.

Bedroom Two 10'9" x 9'2"

Laminate flooring bedroom with central heating radiator, space for your desired bedroom furniture and a window to the front elevation.

Bedroom Three 8'6" x 7'7"

This room could be used for an office/storage/third bedroom, central heating radiator and a window.



Bathroom 5'6" x 7'4"

Three piece suite with a bath, hand wash basin and low flush WC. Also has a storage cupboard and a window.

Annexe

Bedroom/Dining//Living room. The ideal space for guests staying over. Inset sink and work tops, space for a sitting/dining area and space for your desired bedroom furniture and a window to the front elevation.

Annexe WC 5'2" x 5'10"

Annexe bathroom with low flush WC, hand wash basin and shower.

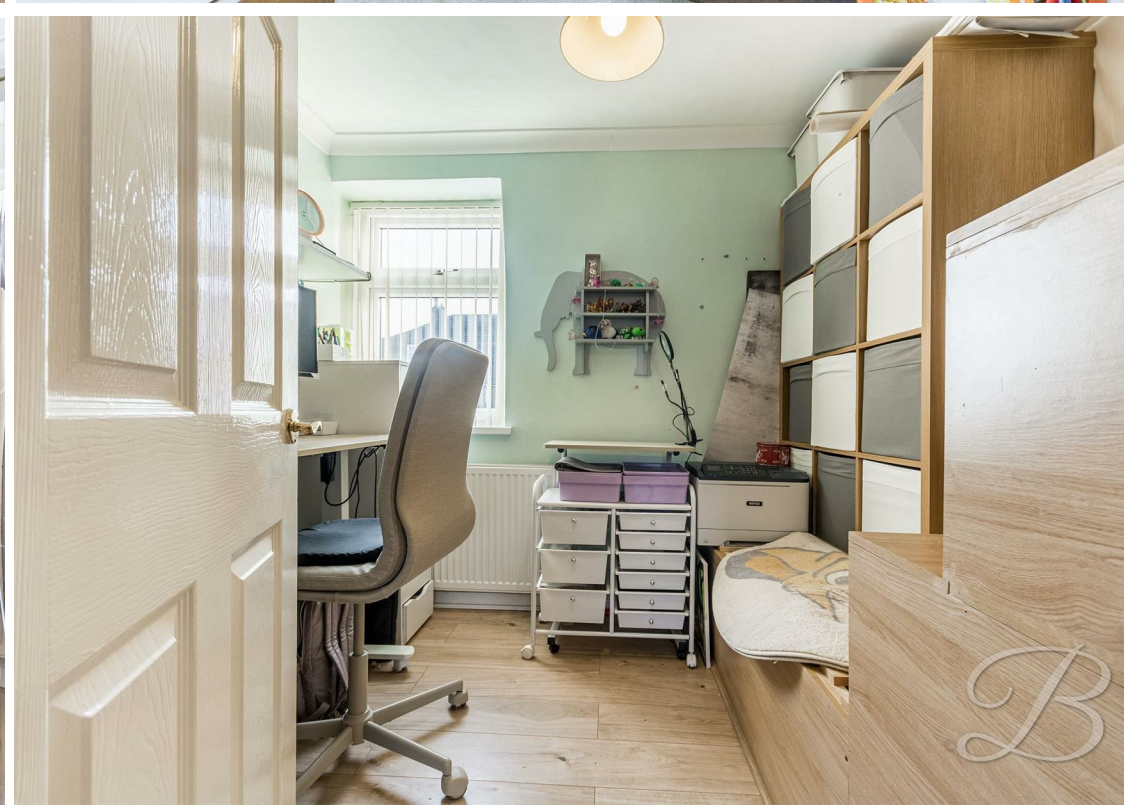
Office/Outbuilding 8'10" x 5'11"

Versatile to make it your own office/play room/gym. Laminate flooring, window to

the front elevation and access door to the side elevation.

Outside

To the rear garden you will have a spacious patio area perfect for alfresco dining and low maintenance artificial grass. To the front you will find a private lawn front garden with a driveway to the side in front of the annexe.

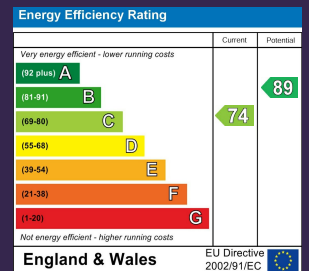




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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