



£190,000 Freehold

5 THE GREEN | BILSTHORPE | NEWARK | NG22 8QQ

**BuckleyBrown**  
ESTATE AGENTS



### SPACE, STYLE AND LOCATION – A FANTASTIC FAMILY

**OPPORTUNITY!!...** Located on The Green in the heart of Bilsthorpe, this appealing family home offers well-balanced accommodation in a popular residential location, close to village amenities, schools and scenic walks.

The property welcomes you into a hallway that flows through to a spacious kitchen/dining room, ideal for modern family living and entertaining, with stylish fitted units, integrated appliances and space to dine. The lounge is positioned to the front of the home and provides a comfortable, light-filled living space with a feature fireplace, creating a warm and inviting atmosphere. To the rear, a conservatory adds valuable additional living space and opens out onto the garden, perfect for relaxing throughout the year.

Upstairs, the home offers three well-proportioned bedrooms, suitable for family living, guests or home working. These are served by a contemporary family bathroom featuring a four-piece suite, offering both practicality and comfort.

Outside, the property benefits from off-road parking and an attractive front lawn. The rear garden is generous in size, combining a patio area for outdoor dining with a lawned space ideal for entertaining or family enjoyment.

This well-presented home represents a great opportunity for buyers seeking a comfortable and versatile property in a desirable village location.





#### Hall

Access to;

#### Kitchen/Dining Room 20'11" x 11'5"

Laminate flooring with fitted storage cupboards and work surfaces, integrated oven, electric hob with extractor, hand-wash basin, breakfast bar seating, large area to host dining table and a side window.

#### Lounge 14'5" x 11'6"

Laminate flooring, featured fireplace, central heating radiator and a large window to the front of the property.

#### Conservatory 8'0" x 8'11"

Tiled flooring and provides access to the rear garden.

#### Landing

Access to;

#### Bedroom One 11'11" x 11'10"

Carpeted flooring, additional storage cupboard, central heating radiator and a window overlooking the front of the property,

#### Bedroom Two 10'2" x 9'8"

Carpeted flooring, additional storage cupboard, central heating radiator and a window to the rear of the property.

#### Bedroom Three 8'9" x 8'5"

Carpeted flooring, central heating radiator and a window to the front of the property.

#### Bathroom 8'3" x 5'8"

Four-piece suite with laminate flooring, hand wash basin, low flush toilet, walk-in shower, bath, storage cupboard and a rear-facing window.

#### Outside



To the front is a well-maintained lawn with off-road parking for one vehicle, while to the rear is a generous patio and lawn area ideal for outdoor dining and entertaining.







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



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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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