



Offers In The Region Of £280,000 Freehold

FEATHERSTONE COTTAGE MICKLEDALE LANE | BILSTHORPE | NEWARK | NG22 8RF

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SITTING PRETTY!... It is certainly fair to say that none of our photographs or words really do this property justice so the only thing left for you to do is, come and take a look for yourselves! Elegant in every-sense of the word, the superb accommodation is both spacious and naturally light with an array of features that are sure to impress upon a detailed personal inspection. We were in love with this property from the very first moment we stepped inside and we hope you will think the same.

Only upon an internal inspection can the full attributes of this spectacular family home be fully appreciated. Upon first entering the property you will feel an immediate sense of space with the welcoming entrance hall. Just off from here is the light and airy lounge with the focal point being the feature fireplace. The kitchen is our favourite room of the house, and we are sure you will be just as impressed as we were. Fitted with an attractive range of wall and base units and ample space for dining table and chairs. In addition to this there is also a useful utility space leading to downstairs WC. Just off from here there is also a splendid garden room with fantastic views over the rear garden.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a suite in white.

The property enjoys an absolutely splendid plot in this most sought after residential location boasting ample off street parking and a well presented rear garden which really needs to be seen.





Entrance Hall

With central heating radiator.

Lounge 15'3 x 12'0

Light and airy reception room with feature fireplace, bay window to front elevation, window to side elevation and central heating radiator.

Kitchen/Dining 22'0 x 7'6

Fitted with an attractive range of wall and base units incorporating drainer sink with complementary tiled splash backs. Integrated appliances including fridge, double electric oven, hob and extractor fan over. Window to side and rear elevation and central heating radiator.

Utility room 10'0 x 9'5

Space and plumbing for washing machine and access to;

Downstairs WC 5'5 x 2'4

With low level WC and opaque window.

Garden Room 18'0 x 7'0

With access to rear garden.

Landing

Bathroom 9'1 x 5'5

Comprising bath suite finished in white with panelled bath, low level WC and pedestal wash basin with complementary tiled splash backs.

Bedroom Two 14'11 x 8'11

With built in storage cupboard, window to rear elevation and central heating radiator.

Bedroom One 14'11 x 10'10

Window to front elevation and central heating radiator.



Bedroom Three 9'4 x 7'7

Window to front elevation and central heating radiator.

Outside

With driveway to front of the property leading to integral single garage with power and lighting. To the rear there is a fantastic garden with superb views, which is mainly laid to lawn but does have feature pond and wooden store shed.





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) A		85
(81-91) B		
(69-80) C	71	
(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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