



**Kirklington Road, Bilsthorpe Newark NG22 8RT**



**welcome to**

**Kirklington Road, Bilsthorpe Newark**

William H Brown are pleased to present this three bedroom semi detached home offering generous space both inside and out in the popular village of Bilsthorpe and boasting kitchen diner, conservatory, utility room, conversion opportunities, a gated driveway, garage and a landscaped garden!



### Entrance Hall

With radiator and double glazed window to the side.

### Conservatory

16' 11" x 9' 8" ( 5.16m x 2.95m )

### Living Room

16' 5" x 14' 6" ( 5.00m x 4.42m )

Fireplace, radiator and double glazed window to the front.

### Kitchen / Diner

21' 4" x 8' 4" ( 6.50m x 2.54m )

Part tiled kitchen diner with integrated dishwasher, fridge and stainless steel sink, extractor and radiator.

### Utility Room

5' 5" x 7' 2" ( 1.65m x 2.18m )

Utility room with plumbing for tumble dryer and washing machine plus a double glazed window to the side.

### Outside Wc

Wc and wash hand basin.

### First Floor

#### Landing

Radiator and double glazed window to the side.

#### Bedroom One

11' 9" max x 13' 1" max ( 3.58m max x 3.99m max )

Radiator and double glazed window to the front.

#### Bedroom Two

11' 9" x 9' 11" ( 3.58m x 3.02m )

Radiator and double glazed window to the rear.

#### Bedroom Three

9' 1" x 8' 9" ( 2.77m x 2.67m )

Radiator and double glazed window to the front.

### Bathroom

Tiled family bathroom with wc, wash hand basin, bath, shower and obscured double glazed window to the rear.

### Outside

#### Front Garden

The property is approached via double iron gates to the driveway which offers space for several cars and leads to the single garage.

#### Back Garden

To the rear of the property is a landscaped garden with block paved path ways and a raised timber deck. The garden also has a garden shed and greenhouse.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Kirklington Road, Bilsthorpe Newark

- THREE BEDROOM
- SEMI DETACHED HOME
- LOFT CONVERSION OPPORTUNITY
- CONSERVATORY & UTILITY ROOM
- GATED OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: E

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK104524 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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