

HoldenCopley

PREPARE TO BE MOVED

Eakring Road, Bilsthorpe, Newark NG22 8PY

Guide Price £230,000

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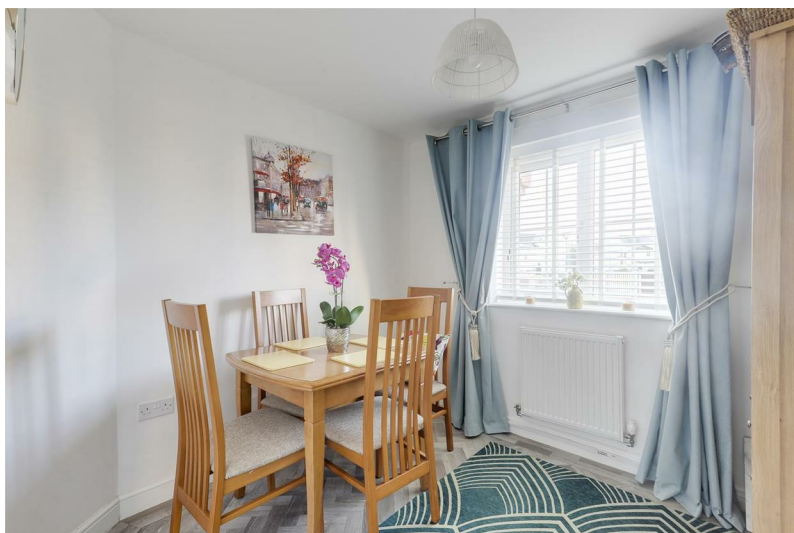


GUIDE PRICE: £230,000 - £250,000

DETACHED BUNGALOW IN RURAL SETTING...

Nestled in the charming rural village of Bilsthorpe, this beautifully presented detached twin gabled bungalow is part of an exclusive development of six detached bungalows. The property offers a tranquil lifestyle while being close to local amenities, including shops, eateries, and convenient commuting links to Mansfield, Nottingham, Newark, and Lincoln. Designed for those seeking single-level living, the spacious interior features an 'L' shaped hall, a cosy living room with a feature fireplace, and a modern fitted kitchen with integrated appliances. The bungalow boasts two double bedrooms, with the master enjoying the luxury of an en-suite, and a versatile third bedroom currently used as a dining room. A contemporary three-piece bathroom suite completes the layout. Outside, the property is surrounded by well-maintained gardens to the front and rear, a side courtyard, and a garage with a tarmac driveway, offering both practicality and charm in a thriving community setting.

MUST BE VIEWED





- Twin Gabled Bungalow
- Two / Three Bedrooms
- Living Room With Feature Fireplace
- Fitted Modern Breakfast Kitchen
- Two Bathroom Suites
- Loft Access
- Side Courtyard & Rear Garden
- Garage With Driveway
- Rural Location
- NHBC Remaining





ACCOMMODATION

Entrance Hall

12'2" x 3'6" (3.72 x 1.08)

The entrance hall has Herringbone LVT flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

15'1" x 10'7" (4.61 x 3.23)

The living room has a UPVC double-glazed window to the front elevation, Herringbone LVT flooring, a radiator, a TV point, and a feature fireplace with a flame-effect fire and a decorative mantelpiece.

Kitchen

14'2" x 8'9" (4.33 x 2.68)

The kitchen has a range of fitted gloss base and wall units with laminate worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and splashback, an integrated fridge freezer, an integrated washer /dryer, under-cabinet lighting, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing side access.

Inner Hall

11'5" x 3'0" (3.49 x 0.92)

The inner hall has Herringbone LVT flooring, an in-built cupboard, and access to the loft.

Master Bedroom

12'11" x 10'0" (3.96 x 3.07)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, a fitted mirrored sliding door wardrobe, and access into the en-suite.

En-Suite

5'11" x 5'6" (1.82 x 1.69)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled splashback, vinyl flooring, a chrome heated towel rail, an additional chrome towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'4" x 9'8" (3.16 x 2.97)

The second bedroom has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three / Dining Room

8'3" x 8'0" (2.54 x 2.45)

This versatile room has a UPVC double-glazed window to the front elevation, Herringbone LVT flooring, and a radiator.

Bathroom

7'1" x 5'6" (2.18 x 1.68)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with an overhead shower fixture and a shower screen, a grab handle, tiled splashback, vinyl flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, there are lawned areas with a range of decorative shrubs, a patio pathway leading up to the front door, gravelled borders, and gated access to the courtyard.

Side

To the side of the property is a courtyard with a patio area, a gravelled border, courtesy lighting, fence panelling, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, a lawn, various plants and shrubs, and fence panelled boundaries.

Garage

The garage benefits from power points, lighting, and an up and over door opening out onto the tarmac driveway.

ADDITIONAL INFORMATION

- Broadband – Openreach, Nexfibre
- Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)
- Phone Signal – Mostly 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Under The Estate Agency Act, we wish to inform all prospective buyers that this property is being sold by a family member of a HoldenCopley employee.

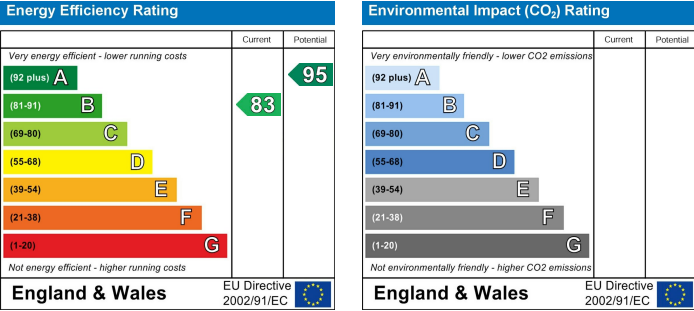
Council Tax Band Rating - Newark & Sherwood District Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

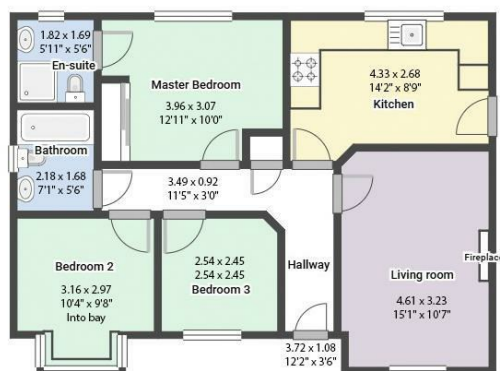
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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