



2 Bramble Close

Bilthorpe, NG22 8UH

£300,000

Well presented detached family home with accommodation extending to entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, bathroom and en-suite to master. Private driveway and garage, enclosed rear garden and double glazing throughout.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

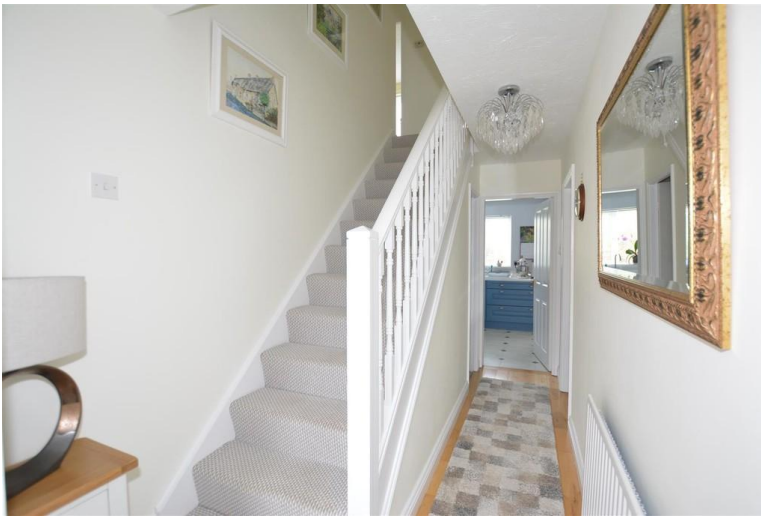
COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

Well presented detached family home with accommodation extending to entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, bathroom and en-suite to master. Private driveway and garage, enclosed rear garden and double glazing throughout.



Double glazed door to;

Entrance Hall Oak floor, coats cupboard, radiator and stairs off to first floor.

WC low flush wc, vanity wash hand basin and radiator.

Lounge 4.09m x 3.20m (13'5 x 10'6) Log burner, radiator, double glazed bay window to the front, double glazed double doors to;

Dining Room 3.20m x 2.69m (10'6 x 8'10) Oak floor, double glazed sliding door to the rear.

Kitchen 4.34m x 2.64m (14'3 x 8'8) Fitted with ample wall and floor units, inset sink with roll top worksurfaces, space for Range cooker with extractor over, larder cupboards, integrated dishwasher, space for fridge freezer, radiator, double glazed window to the rear.

Utility Room 1.83m x 1.55m (6'0 x 5'1) Larder cupboards, fitted base units, inset sink, double glazed door to the side.

First Floor Landing Loft access.

Bedroom One 4.06m x 3.33m (13'4 x 10'11) Fitted wardrobes, overstairs cupboard with shelving, radiator, two double glazed windows to the front.

Bedroom Two 3.40m x 3.20m (11'2 x 10'6) Radiator, double glazed window to the rear.

Bedroom Three 3.25m x 2.51m (10'8 x 8'3) Radiator, double glazed window to the rear.

Bedroom Four 2.54m x 2.29m (8'4 x 7'6) Radiator, double glazed window to the rear.

Bathroom 2.51m x 2.21m (8'3 x 7'3) Suite comprising Spa bath with shower and screen over, low flush wc, vanity wash hand basin, heated towel rail, part tiled walls, double glazed window to the side.

Outside To the front of the property is a private driveway providing off road parking for two cars, single garage with up and over door housing Ideal Classic central heating boiler. The rear garden has fully stocked borders and two flagstone patio areas all enclosed with a boundary fence. Outside tap, greenhouse and log store.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

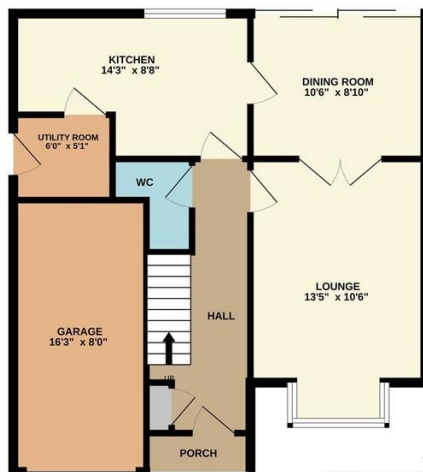
GENERAL

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GROUND FLOOR
636 sq.ft. approx.



1ST FLOOR
547 sq.ft. approx.



TOTAL FLOOR AREA: 1183 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Kirkgate
Newark
NG24 1AB
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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