



*Maid Marian Avenue*

*Bilsthorpe*



Offers in Excess of £180,000

**(Chadwells**  
Estate & Letting Agents









*Much larger than first meets the  
eye.....*







*Maid Marian  
Avenue*







# *Welcome*

This wonderful two-bedroom bungalow situated in a quiet residential area of Bilsthorpe offers much more than first meets the eye. Spacious and tastefully decorated through the property boasts a modern kitchen/dining room with french doors leading onto the private rear garden, a spacious yet cosy lounge complete with multi fuel burner, two wonderfully sized bedrooms and shower room with a separate toilet. Externally the property has off road parking to the front and a shared driveway that leads to the detached garage. The rear garden is of a lovely size making it easy to maintain but enjoyable if you're a keen gardener. Viewings are essential to appreciate what this bungalow has to offer.



# Step inside...

## Entrance Hall

Enter through the uPVC door into the entrance hall with laminate wood flooring, doors to the lounge, kitchen/diner, two bedrooms, shower room and WC.

## Kitchen 10' 6" x 7' 1" (3.19m x 2.15m)

Fitted with wall and base units, square edge worksurfaces' with inset sink, drainer and mixer tap. Electric oven, hob and extractor fan, space for fridge/freezer and washing machine. Laminate flooring, tiled splashbacks and uPVC door, window to the side aspect.

## Dinbing area 10' 11" x 9' 6" (3.32m x 2.90m)

Dining area with laminate flooring, radiator and French doors into the rear garden.

## Lounge 17' 5" x 10' 8" (5.32m x 3.25m)

With laminate flooring, radiator and multi fuel burner.

## Master Bedroom 13' 0" x 12' 3" (3.95m x 3.73m)

With built in wardrobes, carpet flooring, radiator and uPVC window to the front aspect.

## Bedroom Two 10' 3" x 10' 11" (3.12m x 3.33m)

With carpet flooring, radiator and uPVC window to the front aspect.

## Shower Room 7' 9" x 7' 1" (2.36m x 2.17m)

With a large walk in shower and sink set on vanity storage unit. Part tiled walls, vinyl flooring, ladder style radiator and obscure window to the side aspect.

## WC

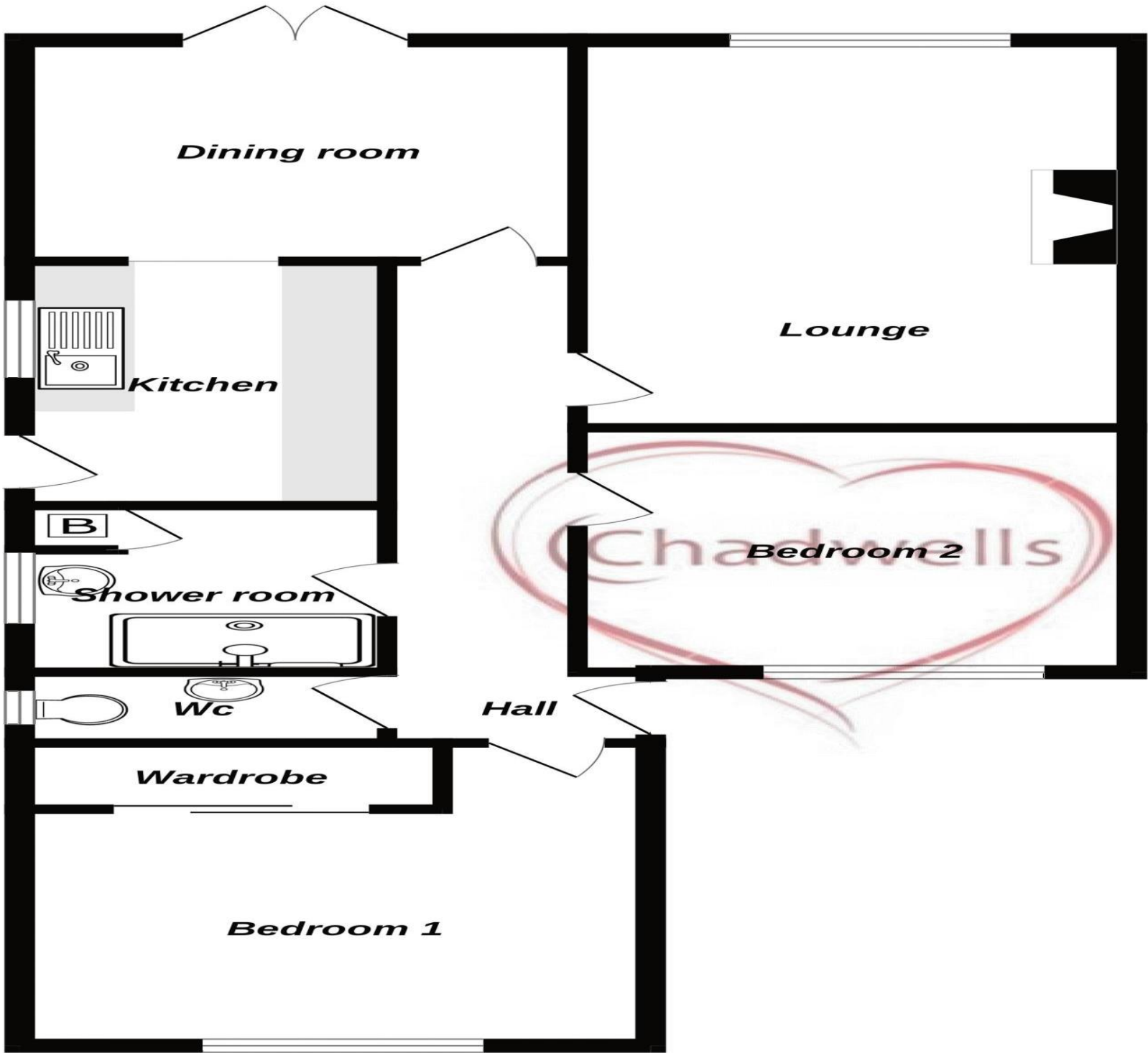
With low flush WC.

## Outside

The front is laid to stone chippings to allow for off road parking. The rear garden has a patio area and lawn with flower beds. A detached garage with up and over door to the front and side door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



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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