



29 Forest Link, Bilsthorpe, Newark, NG22 8UD

Price Guide £280,000

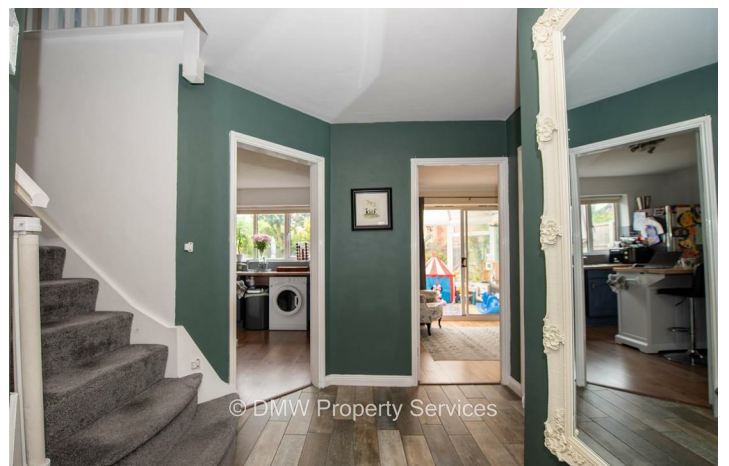
- Modern Four Bedroom Detached House
- Downstairs W.C
- Ensuite Shower Room
- Integral Garage
- Rear Garden
- Lounge, Dining Room, Breakfast Kitchen and Conservatory
- Four Good Size Bedrooms
- Family Bathroom
- Driveway
- GUIDE PRICE £280,000 - £300,000

29 Forest Link, Newark NG22 8UD

GUIDE PRICE £280,000 - £300,000 - Spacious, Well Presented Four Bedroom Detached House. Lounge, Breakfast Kitchen, Dining Room and Conservatory. Downstairs W.C. Four Good Size Bedrooms. Ensuite Shower Room and Family Bathroom. Integral Garage. Driveway. Rear Garden.



Council Tax Band: D



Entrance Hall
Tiled flooring. Doors to the Lounge, Breakfast Kitchen, Dining Room, Conservatory and W.C. Stairs to the first floor landing.

Lounge
10'6 x 16'6
Wood effect flooring. Wood burner. Window to the front. Radiator.

Dining room
9'1 x 9'7
Wood effect flooring. Sliding patio doors to the conservatory. Radiator.

Kitchen
10'3 x 13'4
Wood effect flooring. A range of base and wall units with space for range cooker and washing machine. Work surfaces with inset sink. Extractor. Window to the rear. Door to the side. Under stairs cupboard. Radiator.

Conservatory
9'8 x 9'3
French doors to the rear.

W.C
Vanity unit with inset sink. Low level flush toilet. Window to the side elevation.

First Floor Landing
Doors to all Bedrooms and the Bathroom. Window to the side elevation.

Bedroom
14'5 x 10'6
Window to the front elevation. Door to the ensuite. Radiator.

Ensuite
Shower cubicle with mains water shower. Vanity unit with integrated sink unit and toilet. Spotlights to the ceiling. LED mirror. Window to the front.

Bedroom
12'8 x 8'8
Window to the rear. Radiator.

Bedroom
10'5 x 8'2
Radiator. Window to the front.

7'8 x 7'7
Window to the rear. Radiator.

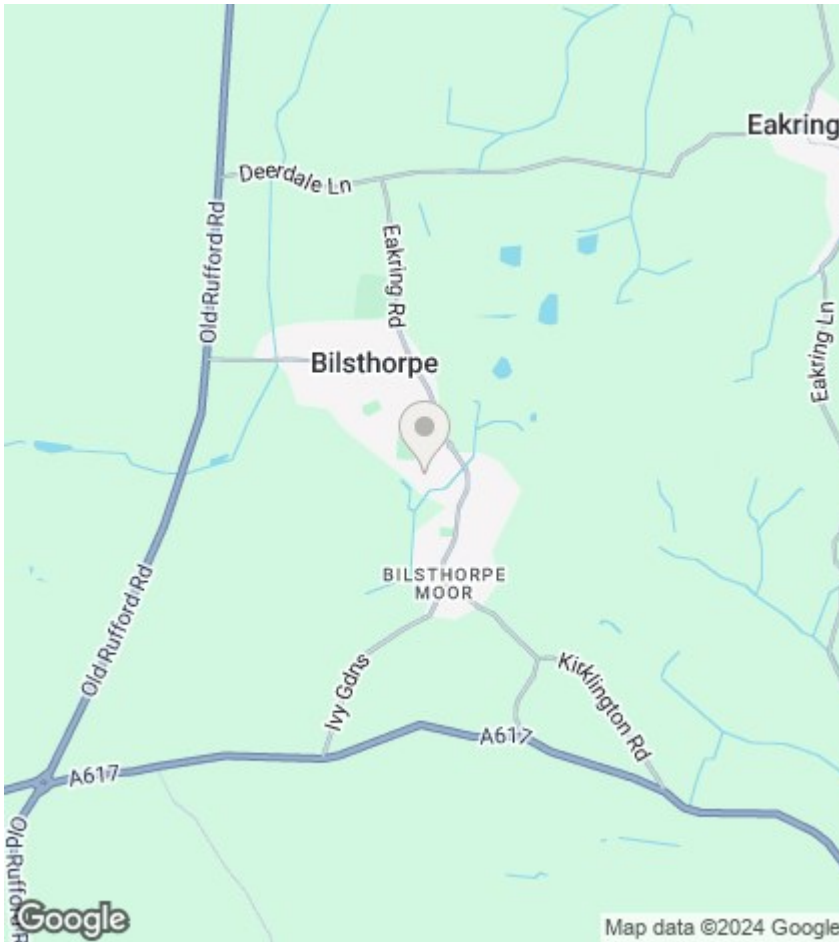
Bathroom
7'5 x 6'5
Panelled bath with shower over. Low level toilet. Sink unit. Spotlights to the ceiling. Underfloor heating. Extractor.

Integral Garage
16'5 x 8'10
Up and over door.

Exterior
Paved patio. Mature garden.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

