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11 Bill Lane, Bilsthorpe, NG22 8GE

Price Guide £260,000

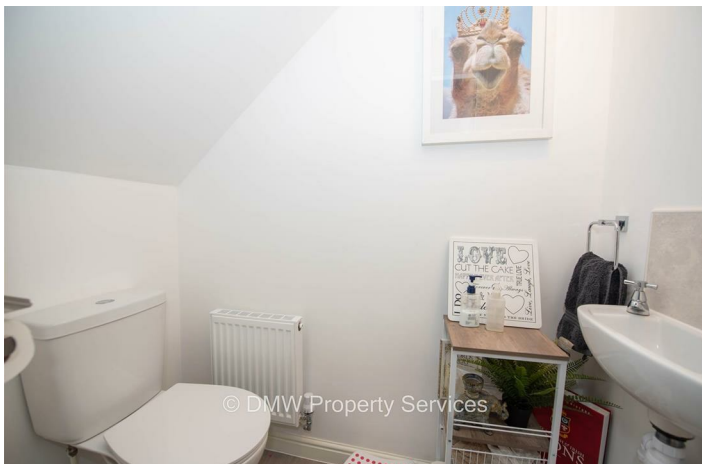
- GUIDE PRICE £260,000 - £280,000 Nearly New Four Bedroom Detached House
- Spacious Throughout
- Utility Room and Downstairs W.C
- Family Bathroom
- Driveway and Garage
- 9 Years Left on NHBC Guarantee
- Lounge and Kitchen/Diner
- Master Bedroom with Ensuite
- Front and Rear Gardens
- No Upward Chain

11 Bill Lane, Bilsthorpe NG22 8GE

GUIDE PRICE £260,000 - £280,000 - A Nearly New Four Bedroom Detached House on a New Build Estate. Spacious Accommodation Throughout Comprising Lounge, Kitchen/Diner, Utility Room, Downstairs W.C, Four Bedrooms, Ensuite and Family Bathroom. Corner Plot with Front and Gardens. Driveway and Garage. No Upward Chain.



Council Tax Band: C



Entrance Hall

Stairs to the first floor. Doors to the Lounge, Kitchen/Diner, W.C and Utility Room. Radiator.

Lounge

10'3 x 17'3

Radiator. French doors to the rear. Window to the front elevation.

Kitchen/Diner

9'7 x 17'3

A range of base and wall units with integrated electric oven and space for Fridge/Freezer. Cupboard housing the gas combination boiler. Integrated dishwasher. Work surfaces with inset sink unit and gas hob with extractor.

Utility Room

5'1 x 6'5

Door to the rear. Plumbing for a washing machine. Base and wall units. Work surfaces with stainless steel sink unit.

W.C

Low level flush toilet. Sink unit. Radiator.

First Floor Landing

Doors to all Bedrooms and the Bathroom.

Master Bedroom

13'8 x 8'1

Window to the front. Door to the Ensuite.

Ensuite

Low level flush toilet. Sink unit. Shower cubicle with mains mixer shower. Window to the front. Extractor.

Bedroom

11'5 x 9'0

Radiator. Window to the rear.

Bedroom

8'1 x 9'9

Window to the front. Radiator.

Bedroom

8'5 x 8'8

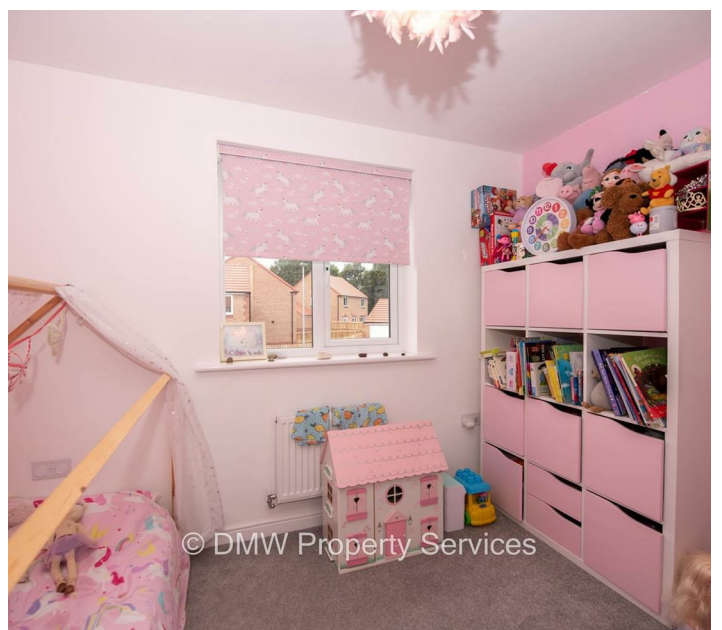
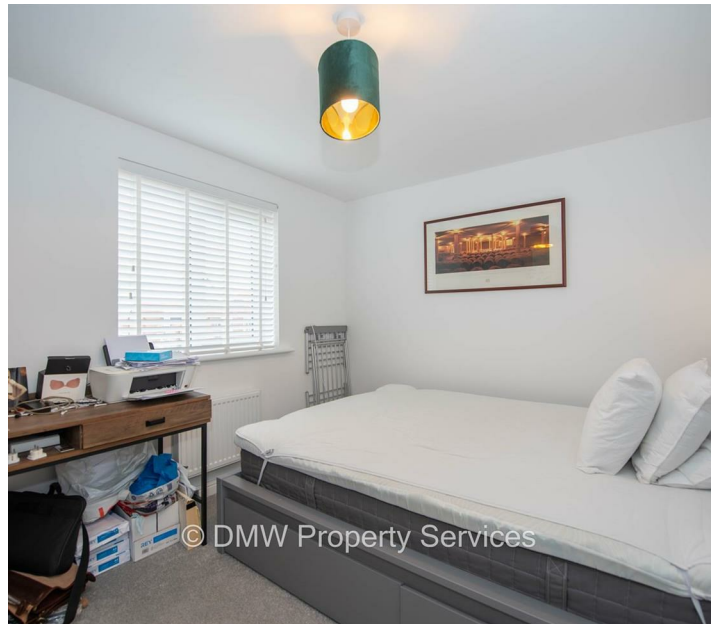
Window to the rear. Radiator.

Bathroom

Window to the rear. Low level flush toilet. Bath. Extractor. Radiator.

Exterior

Driveway and garage. Gardens to the front and rear.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

