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## 11 Bill Lane, Bilsthorpe, NG22 8GE

### Price Guide £260,000

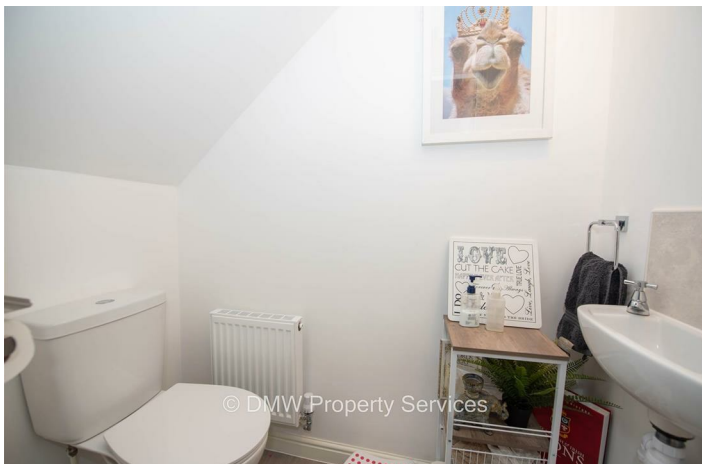
- GUIDE PRICE £260,000 - £280,000 Nearly New Four Bedroom Detached House
- Spacious Throughout
- Utility Room and Downstairs W.C
- Family Bathroom
- Driveway and Garage
- 9 Years Left on NHBC Guarantee
- Lounge and Kitchen/Diner
- Master Bedroom with Ensuite
- Front and Rear Gardens
- No Upward Chain

# 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

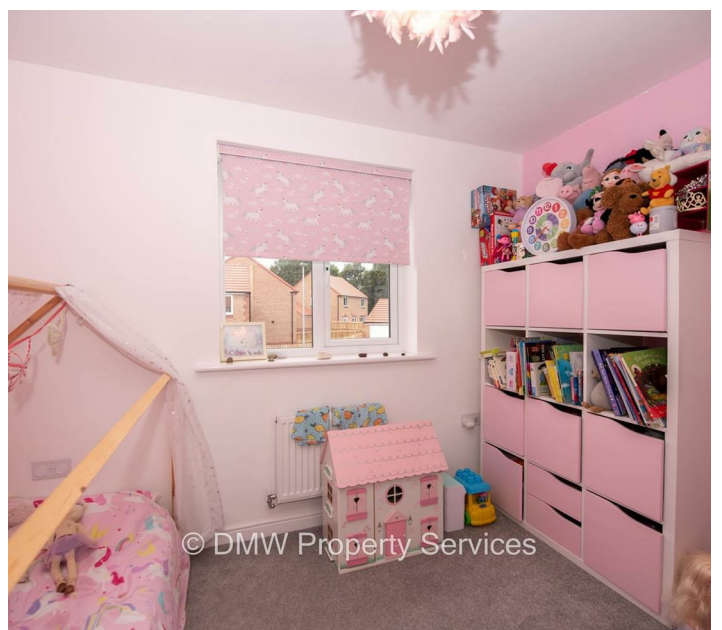
Window to the rear. Radiator.

#### 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

