



45 Sir Brian Way, Bilsthorpe

Guide Price £275,000 – £285,000 Freehold

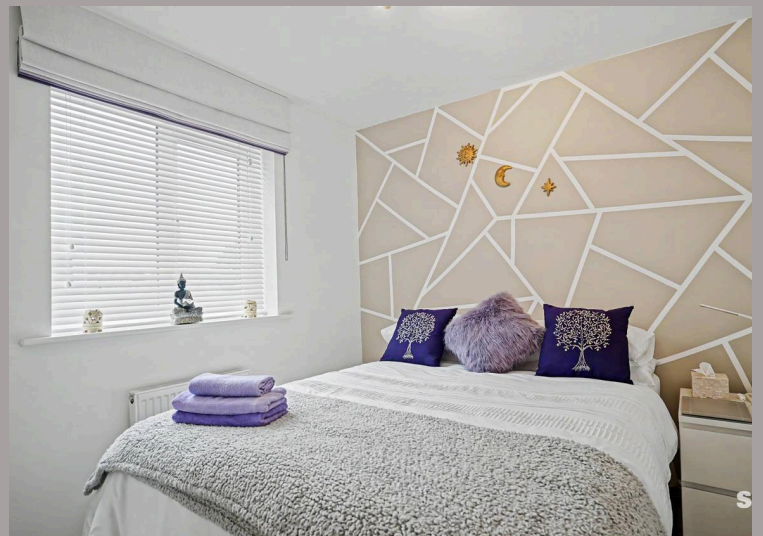
EXCEPTIONAL WELL PRESENTED MODERN FOUR BEDROOM FAMILY HOME • GENEROUS LOUNGE WITH DOUBLE DOORS CONNECTING TO THE REAR GARDEN • NO UPWARD CHAIN, EPC RATING: B • MODERN AND WELL EQUIPPED KITCHEN WITH DINING AREA • PRACTICAL GARAGE AND A UTILITY ROOM • DOWNSTAIRS WC, FIRST FLOOR SHOWER ROOM AND EN-SUITE • DOUBLE DRIVEWAY PROVIDING OFF ROAD PARKING • WELL MAINTAINED REAR GARDEN WITH STUNNING VIEWS • SOLAR PANELS INSTALLED WITH BATTERY STORAGE, ALLOWING GENERATED ENERGY TO BE STORED



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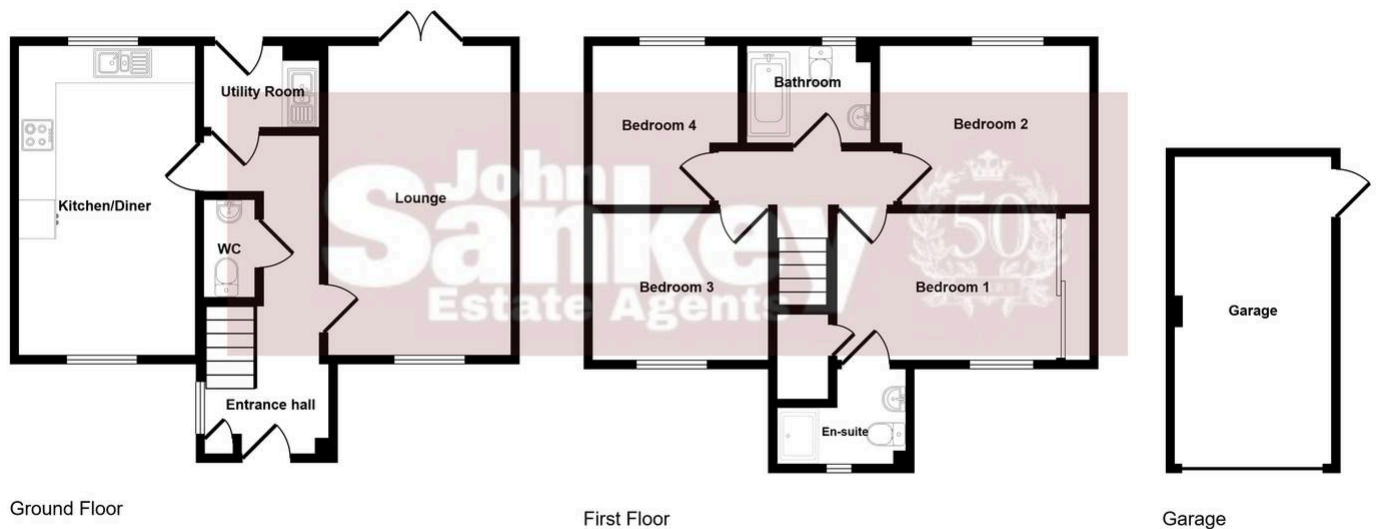
Outside

The front of the property provides driveway parking for two vehicles and access to both the garage and main entrance. The frontage has been designed with low maintenance in mind and has been well maintained. The rear garden is a brilliant outdoor space offering plenty of room for relaxing and entertaining. A patio area provides space for outdoor seating and dining, while the majority of the garden is laid to lawn. The garden benefits from impressive views across the surrounding area and also provides water taps inside the garage and outside and access to the front of the property and garage, adding further convenience.

Additional Information

Tenure: Freehold Council tax band: C A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. -The property benefits from Hive heating controls for both the ground and first floors, allowing the heating on each level to be controlled separately. -Solar panels are also installed and benefit from battery storage, allowing generated energy to be stored for later use. -The loft benefits from lighting but is not currently boarded. -The property is approximately five years into its NHBC warranty, providing additional reassurance for the new owner. -All flooring downstairs is Karndean flooring. -Power points throughout the property benefit from USB ports.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

*****GUIDE PRICE £275,000-£285,000***** A modern and well presented four bedroom detached family home situated in a peaceful location, offering generous living accommodation and plenty of practical features throughout. With four well proportioned bedrooms and excellent indoor and outdoor space, the property is an ideal choice for growing families or buyers looking to upsize.

The ground floor offers a spacious and cosy lounge with double doors opening directly onto the rear garden, alongside a modern kitchen and dining area with integrated appliances and plenty of storage. A separate utility room and ground floor WC provide additional convenience for busy family life.

To the first floor are four well proportioned bedrooms, including three double bedrooms. The main bedroom benefits from fitted wardrobes, useful storage and its own en suite shower room. A separate family shower room serves the remaining bedrooms, while the fourth bedroom provides a versatile space which could also be used as a double bedroom, home office, study or nursery.

Outside, the property benefits from a driveway with parking for two vehicles and a generous garage with an electric door, lighting and power points. To the rear is a well maintained garden with a patio and lawned area, providing plenty of space for relaxing and entertaining while enjoying views across the surrounding area.

Further features include solar panels, Hive heating controls for both floors, and a combination boiler which has been serviced annually.

With generous accommodation, modern features, excellent energy saving additions, off road parking and a peaceful setting, this four bedroom detached home provides a great opportunity for families looking for more space and a property suited to modern family living.



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