



**17 Highfields Drive**  
**Bilthorpe, Nottinghamshire NG22 8SN**  
**Offers In The Region Of £200,000**

- TWO/THREE BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING
- LONG DRIVEWAY
- DETACHED GARAGE
- IDEAL FOR THOSE LOOKING TO DOWNSIZE OR FOR SINGLE LEVEL LIVING
- IN NEED OF MODERNISATION
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION WITH GOOD ACCESS TO A614 AND A1

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed along Southwell Road West before taking the A617 Rainworth Bypass which becomes Kirklington Road. At the traffic island on the A614, take the second exit to continue along Kirklington Road before turning left onto Farnsfield Road/Ivy Gardens. Bear left at the junction with Kirklington Road before turning left onto Highfields Drive where the property can be found on the left hand side, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

A part glazed UPVC entrance door leads to:

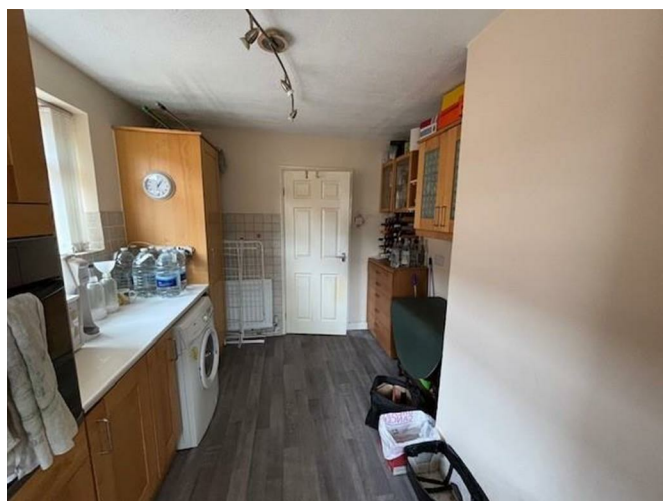
### HALLWAY

Having a fitted carpet, radiator, loft access via ladder, which is boarded and has light,

### KITCHEN

**15'6" x 8'11" (4.73m x 2.73m)**

A variety of wall and base units with roll edge worktops, built-in oven, plumbing for washing machine, stainless steel sink with drainer, part tiled walls, ceramic hob with extractor above, 2 x UPVC double glazed windows with one facing the drive and one to the rear garden and a vinyl floor.



### LOUNGE

**18'6" x 11'5" (5.66m x 3.48m)**

Fitted carpet, radiator, disconnected coal effect gas fire with marble hearth and wooden surround, UPVC patio door leading to:



### CONSERVATORY

**10'11" x 10'10" (3.34m x 3.31m )**

Having a polycarbonate roof, UPVC double glazed windows providing views of the enclosed rear garden and French doors to the rear garden.



### BEDROOM ONE

**11'11" x 9'5" to front of wardrobes (3.64m x 2.88m to front of wardrobes)**

Fitted carpet, radiator, UPVC double glazed window to the front elevation and built-in wardrobes.



### BEDROOM TWO

**10'10" max x 8'11" max (3.32m max x 2.73m max)**

Radiator, fitted carpet, UPVC double glazed window to front aspect.



### **BEDROOM THREE/DINING ROOM**

**11'5" x 8'5" (3.49m x 2.58m)**

Currently used as a bedroom although equally it can be the dining room as it is off the lounge. Fitted carpet, UPVC double glazed window to side elevation and radiator.



### **SHOWER ROOM**

**7'8" x 5'6" (2.36m x 1.69m)**

Having a double shower cubicle with electric shower, W/C, sink and pedestal, tiled floor and walls, radiator, 2 x UPVC opaque double glazed windows



### **OUTSIDE**

To the front is bounded by a low brick wall with wrought iron gates giving access to a gravelled parking space, decorative planting borders and a block paved driveway for several cars.

At the rear, there is a private, low-maintenance south-facing garden featuring a decorative paved seating area with raised planters, along with a greenhouse available by separate negotiation.



### **DETACHED GARAGE**

**18'4" x 8'3" (5.61m x 2.53m)**

A concrete sectional garage having an up and over door to the front a wooden window to the and side and light and power

Council tax band: B (Newark and Sherwood District Council)

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

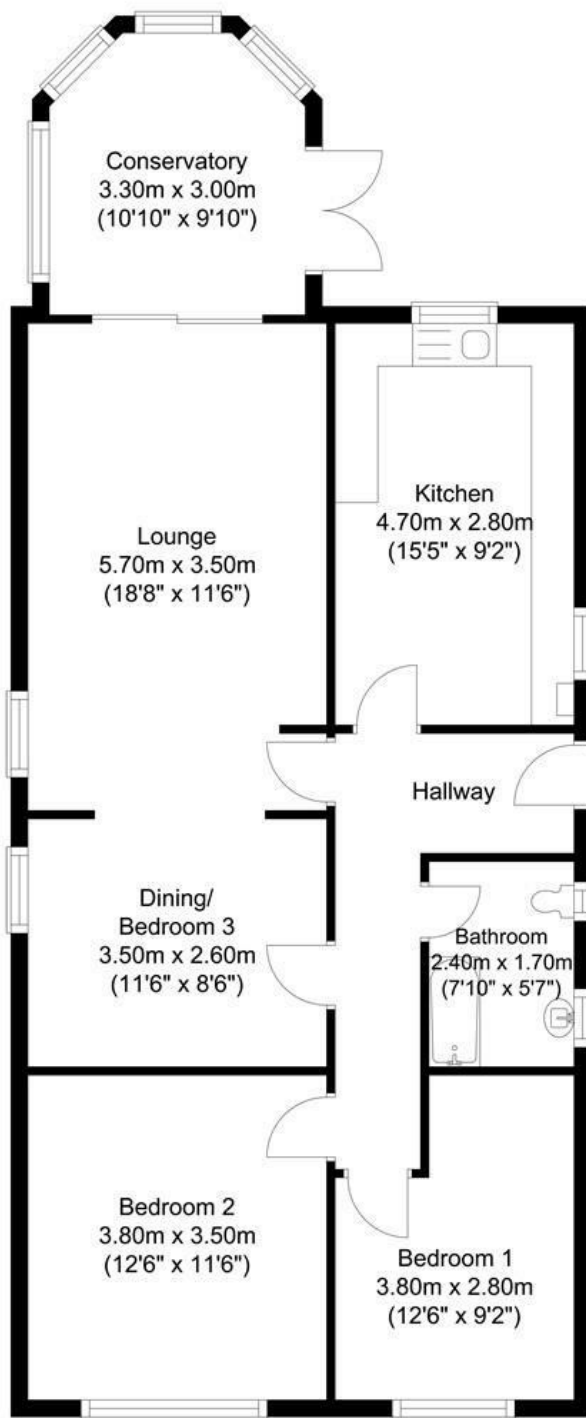
### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

**AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5872/25.03.26



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</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>	
Not energy efficient - higher running costs	
Current: <b>67</b>	Potential: <b>75</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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