



Offers Over £145,000 Freehold

43 SAVILE ROAD | BILSTHORPE | NEWARK | NG22 8PT

**BuckleyBrown**  
ESTATE AGENTS

SPACIOUS & INVITING!... Nestled in the welcoming village of Bilsthorpe, near Newark, this charming home offers the perfect blend of comfort and convenience. Set within a friendly residential area, it's ideal for families or first-time buyers seeking a peaceful setting with easy access to local amenities, schools, and transport links.

Step inside to find a bright entrance hall that leads you into a cosy living room — a perfect spot to relax and unwind. This inviting space features carpeted flooring, a central chimney breast, a central heating radiator, and a large front-facing window that fills the room with natural light.

Moving through to the kitchen, you'll find a practical and spacious layout with tiled flooring, partially tiled walls, ample cupboard storage, and work surfaces ideal for meal preparation. There's also a useful storage cupboard beneath the stairs, plenty of room for a dining table, and two rear windows offering lovely views of the garden — perfect for family meals or entertaining guests.

Heading upstairs, the landing provides access to three well-proportioned bedrooms. The main bedroom enjoys a bright front outlook, while the second and third bedrooms offer comfortable spaces complete with built-in storage and central heating radiators. The family bathroom includes a three-piece suite with tiled walls, a low flush toilet, hand wash basin, and a bath with an overhead shower — providing everything you need for daily comfort.

Outside, the property benefits from both front and rear gardens featuring generous patio and lawned areas, offering plenty of space for outdoor relaxation or play. The front drive is shared, adding to the property's convenience.

This wonderful home combines space, practicality, and a welcoming atmosphere — ready for its next owners to make it their own. Don't miss out — arrange your viewing today!





#### Hall

Allowing access into;

#### Living Room 15'10" x 11'9"

Featuring carpeted flooring, chimney breast, central heating radiator and a window to the front of the property.

#### Kitchen/Dining Room 18'9" x 9'5"

Comprising a mixture of wall and base units with complimentary work surface over, tiled flooring, partially tiled walls, a storage cupboard located under the stairs, an area to host a dining table and two windows overlooking the rear of the property.

#### Landing

Allowing access into;

#### Bedroom One 12'0" x 11'10"

Completed with carpeted flooring, central heating radiator and a window to the front of the property.

#### Bedroom Two 12'0" x 9'7"

Completed with carpeted flooring, central heating radiator, storage cupboard and a window to the rear of the property.

#### Bedroom Three 6'5" x 10'10"

Completed with carpeted flooring, central heating radiator, storage cupboard and a window to the front of the property.

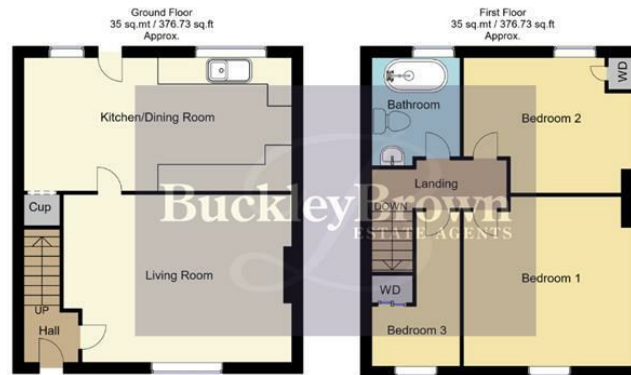
#### Bathroom 6'5" x 7'9"

A three piece suite including tiled walls, a low flush toilet, hand wash basin, a bath with over the head shower and a window to the rear.

#### Outside

The rear of the property consists of a lawn and a large patio area, offering plenty of space for outdoor dining, while the front features a partially fenced lawn and a shared driveway with space for three vehicles.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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