



**Bill Lane, Bilsthorpe Newark NG22 8GE**

**welcome to**

**Bill Lane, Bilsthorpe Newark**

**\*\*AN IDEAL FIRST HOME OR BUY TO LET INVESTMENT\*\*** Superbly presented modern three bedroom semi-detached home positioned in the popular and well served village of Bilsthorpe



### **Entrance Hall**

A double glazed door leads to the entrance hall with stairs leading to the first floor, door leading to the lounge and a central heating radiator.

### **Lounge**

Neutral decor, central heating radiator, door leading to the dining kitchen and double glazed window to the front and side.

### **Dining Kitchen**

Fitted with a good range of white wall and base units, complementary work surfaces, splash back tiling and a sink and drainer. Integrated appliances including an electric oven and gas hob with extractor above. Space for free standing fridge freezer and space and plumbing for washing machine. Central heating radiator, vinyl flooring, double glazed window and double glazed doors to the rear leading out to the garden.

### **Landing**

Stairs leading to the landing with central heating radiator.

### **Bedroom One**

Neutral decor, central heating radiator and double glazed window to the front.

### **Bedroom Two**

Neutral decor, central heating radiator and double glazed window to the rear.

### **Bedroom Three**

Neutral decor, central heating radiator and double glazed window to the rear.

### **Bathroom**

Fitted with a wc, wash hand basin and bath with shower above. Vinyl flooring, central heating radiator and double glazed window to the side.

### **Exterior**

To the front is a small shaped lawn with a path leading to the front entrance alongside a bark chipping area. To the side is a driveway with parking for two cars end to end and a gate leading to the rear. To the rear is a paved patio seating area and garden shed, leading to a great sized fenced lawned garden.



***view this property online*** [williamhbrown.co.uk/Property/RFD110497](http://williamhbrown.co.uk/Property/RFD110497)



welcome to

## Bill Lane, Bilsthorpe Newark

- Modern three bedroom semi-detached home
- Superbly presented inside, good sized enclosed rear gardens and off street parking!
- An ideal first buy or buy to let investment
- Excellent village location, many amenities
- Early viewing a must

Tenure: Freehold EPC Rating: B

Council Tax Band: A

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD110497](http://williamhbrown.co.uk/Property/RFD110497)



Property Ref:  
RFD110497 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**