



Offers In The Region Of £250,000 Freehold

12 BILL LANE | | BILSTHORPE | NG22 8GE

**BuckleyBrown**  
ESTATE AGENTS

## STEP INSIDE & FALL IN LOVE!!...

Nestled in a sought-after location of Bilsthorpe, this charming three-bedroom detached home offers a perfect blend of style, space, and comfort. With its modern interiors, well-tended garden, and excellent layout, this home is ideal for families, first-time buyers, or anyone seeking a move-in ready property with great features throughout. Ready to take a look? Let's step inside...

Upon entering, you're welcomed into a bright and spacious lounge, beautifully decorated in a neutral tone and filled with natural light. The exposed peeping staircase adds a unique and stylish feature, making this the ideal space to unwind or entertain guests.

Next door, you'll find the heart of the home—an open-plan kitchen/diner that's both modern and functional. Fitted with a range of sleek cabinets and integrated appliances, this area also offers space for a family dining table and chairs. A window and French doors provide plenty of natural light while offering lovely views of the rear garden, perfect for hosting or simply enjoying mealtimes with family. A ground floor WC adds everyday convenience, completing the downstairs accommodation.

Upstairs, you'll find three well-appointed bedrooms, all tastefully decorated and offering great flexibility for family living, guests, or working from home. There is also a stylish family bathroom, complete with a modern three-piece suite.

Outside, the rear garden boasts a well-maintained lawn and is fully enclosed by fencing—an ideal space for children, pets, or garden lovers. To the front of the home, there's a well-kept lawn, off-street parking, and an integral garage, providing ample storage and convenience.

This property offers everything you need for modern living in a peaceful and well-connected location. Don't miss your chance to make this beautiful house your next home.





**Living Room 14'6" x 14'6"**

Complete with carpeted flooring, central heating radiator and window to front elevation.

**Kitchen/Diner 9'6" x 14'6"**

Complete with a modern range of units and cabinetry with work surfaces, integrated appliances and ample space for a dining room table and chairs. With a window and french doors to rear elevation.

**WC 2'10" x 5'2"**

Complete with a low flush WC and hand wash basin.

**Landing**

With access to;

**Bedroom One 8'2" x 12'10"**

Complete with carpeted flooring, central heating radiator and window to front elevation.

**Bedroom Two 8'2" x 11'3"**

Complete with carpeted flooring, central heating radiator and window to rear elevation.

**Bedroom Three 6'2" x 8'2"**

Complete with carpeted flooring, central heating radiator and window to front elevation.

**Bathroom 6'1" x 6'1"**

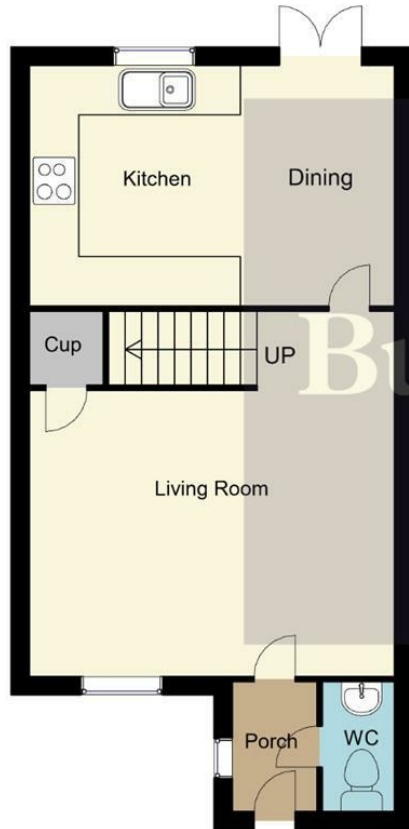
Complete with a three piece suite. Including a bath with shower above, a hand wash basin and low flush WC. With window to rear elevation.

**Outside**

To the rear offers a well tended lawn with fence surrounding. The front hosts a lovely lawn, a garage for storage space and off street parking.



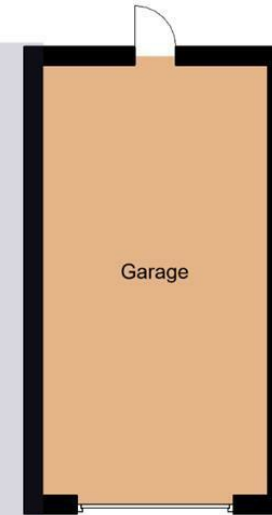
**Ground Floor**  
42 Sq.m/ 454.04 Sq.ft  
Approx



**First Floor**  
38 Sq.m/ 412.02 Sq.ft  
Approx



**18 Sq.m/ 193.74 Sq.ft**  
Approx



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">95</span> </div>
(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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



12 BILL LANE  
BILSTHORPE  
NG22 8GE

## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.