



**56 Kirklington Road,
Bilthorpe, NG22 8SS**



Book a Viewing!

£410,000

Lovingly refurbished and re-modelled by the current owners this spacious Detached Grade II Listed Cottage sits in a private location in the heart of Old Bilthorpe. Maintained to the highest standards the accommodation includes, Entrance Hall, Lounge, Kitchen-Dining Room, Utility Room, Ground Floor Wet Room and Workshop/Office. First floor, Two Double Bedrooms with large Bathroom. Outside a long driveway runs down to a double garage with workshop area, further garden store and log shed, lawned front garden with mature trees and shrubs, private seating area to the front of the property, side pathway to enclosed rear private lawned garden, fruit and vegetable beds, totally enclosed with private rear patio terrace. Viewing highly recommended to fully appreciate this delightful home.





LOCATION

Positioned in the village of Bilsthorpe which has amenities including shops, primary school, public houses and a post office. The village is ideally located for commuters being situated just 15 miles from the vibrant city of Nottingham. The area offers a wealth of activities for families; the world famous Sherwood Forest County Park, home of Robin Hood is accessed within three miles as well as Rufford and Clumber National Parks, White Post Farm and Wheelgate family adventure park. The A1 motorway is approximately 9 miles away and for those travelling further afield, there is a main line train station located at Retford approximately 10 miles away.

ACCOMMODATION

ENTRANCE HALL

14' 8" x 6' 4" (4.47m x 1.93m) With hardwood door with glazed panel inset gives access to entrance hall, stairs rising off to the first floor landing, wall lighting, radiator, tiled floor, beamed ceiling and under stairs storage.





LOUNGE

14' 8" x 13' 6" (4.47m x 4.11m) With triple aspect, log burner and beam overmantle with flagstone hearth, beamed ceiling, radiator and wall lights.

KITCHEN/DINING ROOM

14' 8" x 13' 10" (4.47m x 4.22m) With a range of units with wooden worksurfaces, inset double sink, electric oven and gas hob with extractor over, tiled floor, Rayburn, splash tiled to worksurface, beamed ceiling, double glazed windows to the front and rear aspects and door off to the utility room.

UTILITY ROOM

9' 3" x 7' 10" (2.82m x 2.39m) With a range of units, solid wood worksurfaces over, plumbing for a washing machine and a dishwasher, Belfast inset sink, double glazed window to the front aspect, double glazed door to the front aspect, plumbing for American style fridge freezer, tiled floor and radiator.



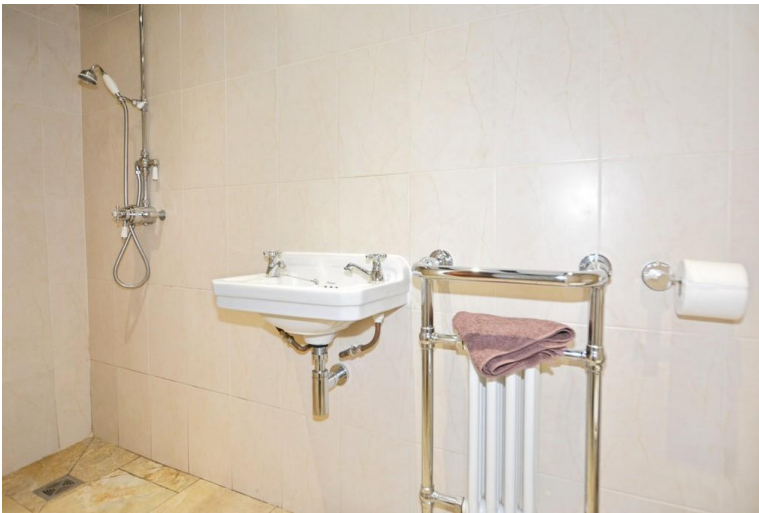
OFFICE/WORKSHOP

6' 9" x 10' (2.06m x 3.05m) With a recessed cupboard housing Ideal combi central heating boiler, tiled floor, beamed ceiling and radiator.

INNER HALLWAY

WET ROOM

9' 3" x 7' 10" (2.82m x 2.39m) Comprising of walk-in fully tiled shower, wash hand basin, low level WC, heated towel rail, tiled walls, tiled floor and beamed ceiling.



FIRST FLOOR LANDING

With double glazed windows on the half landing to the rear aspect, spotlighting and access to the roof space.

BEDROOM ONE

14' 8" x 14' 7" (4.47m x 4.44m) With double glazed window to the front aspect, Velux window to the rear aspect, radiator and spotlighting.

BATHROOM

14' 8" x 9' 10" (4.47m x 3m) Comprising of free standing slipper bath, Burlington Period Suite including pedestal wash hand basin, low level WC, splash tiled surround, heated towel rail and opaque glazed window to the side aspect.



BEDROOM TWO

14' 8" x 13' 4" (4.47m x 4.06m) With double glazed window to the front aspect, Velux window to the rear aspect, double base cupboard, radiator and spotlighting.



FRONT GARDEN

Gated driveway with front brick boundary wall, flower/shrub beds and borders, long driveway leading to down to the garage and Ohme electric car charging point. The front garden is mainly lawned and totally enclosed with mature shrubs and trees, lawned seating area with private additional flagstone seating area directly to the front of the property.

GARAGE

17' 9" x 16' 7" (5.41m x 5.05m) Plus Workshop area 11 x 8'3, with light and power and up-and-over door.

REAR GARDEN

Rear enclosed lawned garden with fruit and vegetable beds, private seating area, side access for maintenance for the field to the rear of the property.

GARDEN STORE 6' 8" x 7' 7" (2.03m x 2.31m)

LOG STORE 3' x 7' 10" (0.91m x 2.39m)

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – Exempt.

COUNCIL TAX BAND – E.

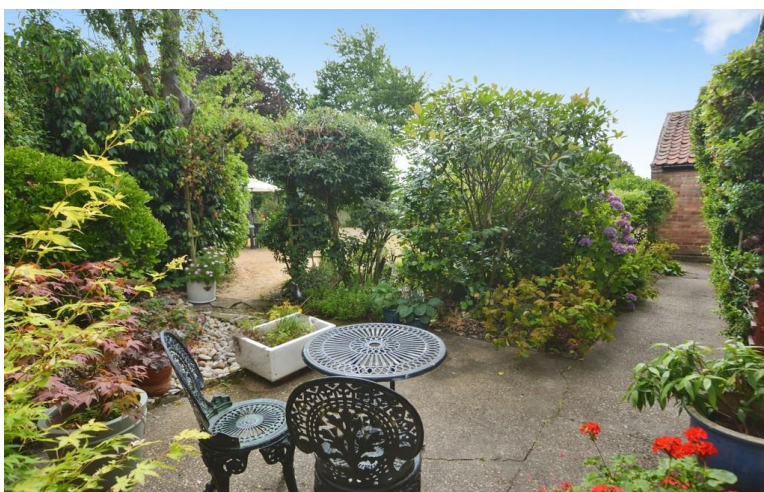
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

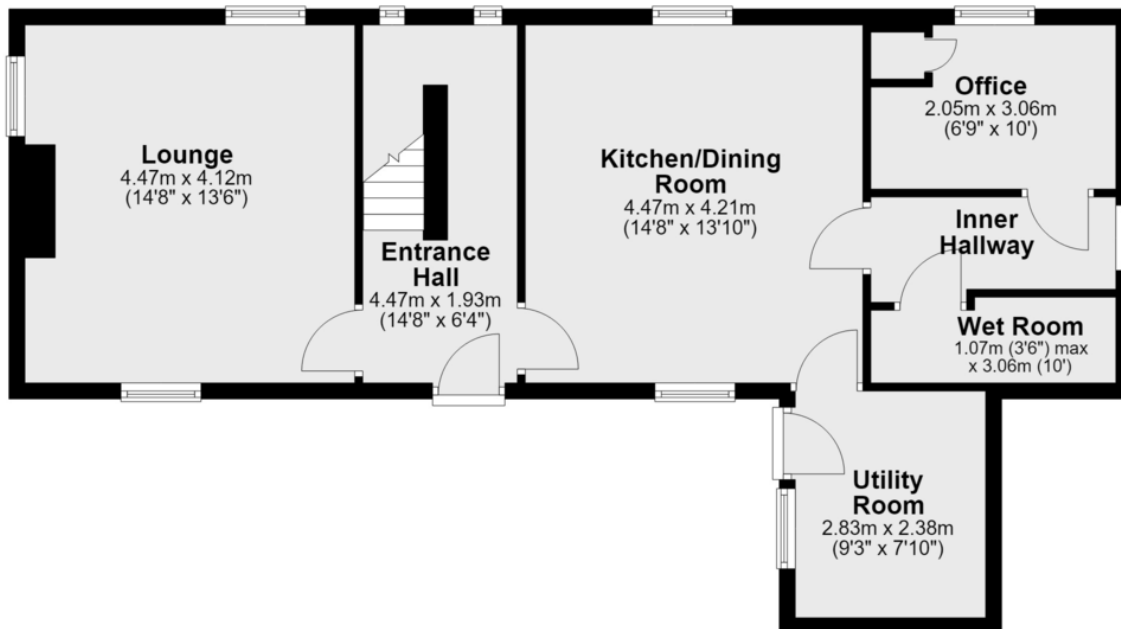
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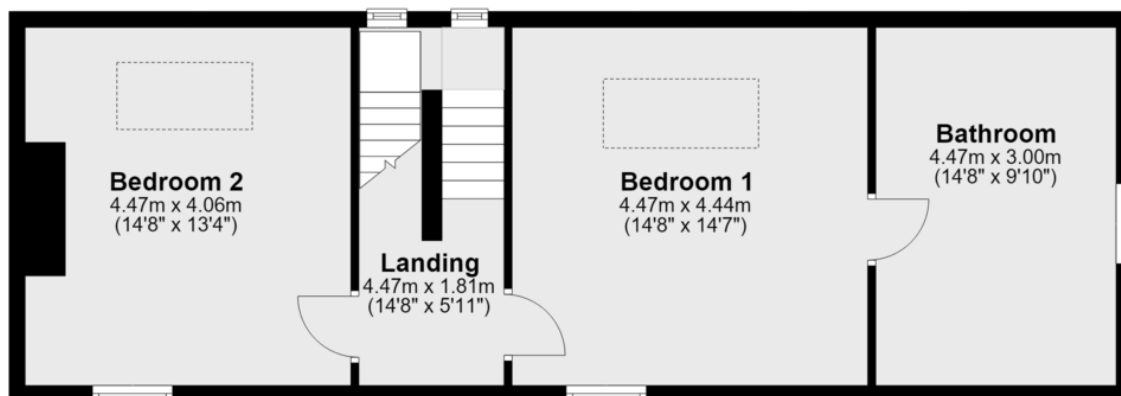
Ground Floor

Approx. 67.8 sq. metres (729.6 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 128.6 sq. metres (1384.4 sq. feet)

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Plan produced using PlanUp.

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