



2 Ivy Gardens

Bilthorpe, NG22 8WU

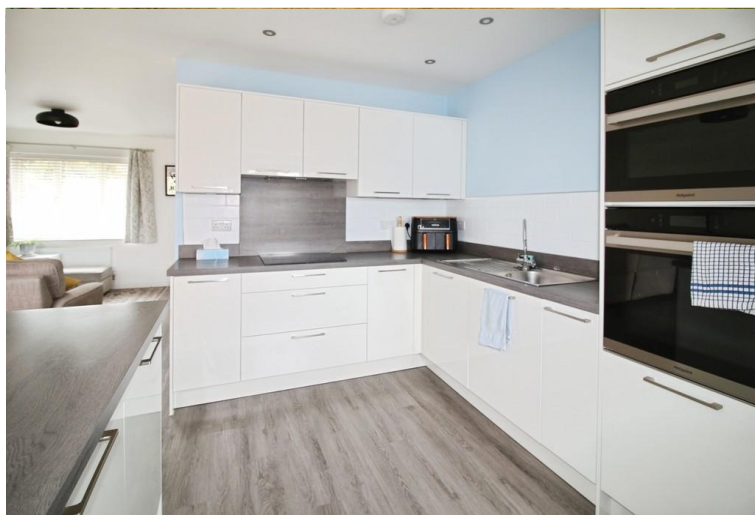


Book a Viewing

GUIDE PRICE £310,000

Immaculate Detached Home situated on the edge of this popular village in a quiet cul-de-sac with field views, built approximately 5 years ago this well appointed property offers spacious living throughout with accommodation including entrance hall, open plan living/dining kitchen, utility area, ground floor bedroom with spacious en-suite shower room. First floor, double cupboard which could be used as an office, bedroom two with spacious bathroom. Outside, there is a front lawn with gated access to enclosed private garden, flagstone patio, block paved driveway and single garage. We highly recommend an early viewing.





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.

MANAGEMENT COMPANY

Please note that Ivy Gardens is an unadopted road, this is maintained by a management company at a cost of approx £120 per annum per property.

ACCOMMODATION

ENTRANCE HALL

12' x 8' 10" (3.66m x 2.69m) A double glazed door gives access to entrance hall, stairs off to first floor landing, radiator and two double recessed under stairs storage cupboards.





LOUNGE

12' x 12' 11" (3.66m x 3.94m) With double glazed window to the front elevation and radiator. Opens to the dining area.

DINING AREA

9' x 11' 4" (2.74m x 3.45m) With double glazed double doors to the rear garden and radiator. Opens to the fitted kitchen.

KITCHEN

9' x 7' 6" (2.74m x 2.29m) With a range of wall and floor mounted cupboards and drawers, worksurfaces over, inset stainless steel sink unit, splash tiled surround, Hotpoint electric oven, Bosch electric hob with extractor over, integrated dishwasher and integrated fridge freezer.



UTILITY AREA

4' 7" x 7' 6" (1.4m x 2.29m) With double glazed window to the rear elevation, radiator, larder unit, wall and floor mounted cupboards, worksurfaces over and plumbing for a washing machine.

BEDROOM 1

12' 5" x 11' 5" (3.78m x 3.48m) With double glazed window to the rear elevation, radiator and door off to the en-suite.

EN-SUITE SHOWER ROOM

8' 7" x 8' 6" (2.62m x 2.59m) Comprising of double walk-in shower cubicle, vanity wash hand basin, low level WC, heated towel rail, opaque double glazed window to the front elevation.



FIRST FLOOR GALLERIED LANDING

With Velux window to the front elevation, access to roof space and large double cupboard.

DOUBLE CUPBOARD

6' x 8' 10" (1.83m x 2.69m) Which could be used as office space, light and power.

BEDROOM 2

15' 10" x 12' 11" (4.83m x 3.94m) With an ample range of fitted wardrobes and a bedside cabinet, double glazed window to the front elevation, Velux to the rear elevation and radiator.

BATHROOM

12' 6" x 8' 6" (3.81m x 2.59m) Large bathroom comprising of panelled bath, additional corner shower cubicle, vanity wash hand basin, heated towel rail, low level WC and double glazed opaque window to the front elevation.

OUTSIDE

FRONT

A lawned front garden with side block paved driveway for two vehicles, which in turn leads to the garage.

GARAGE

9' 10" x 20' (3m x 6.1m) With eaves storage space, side glazed panelled door, light and power.





REAR GARDEN

A totally enclosed rear garden, mainly lawned with an extensive flagstone patio, external tap, flower/shrub boards and beds, fenced boundary and external lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

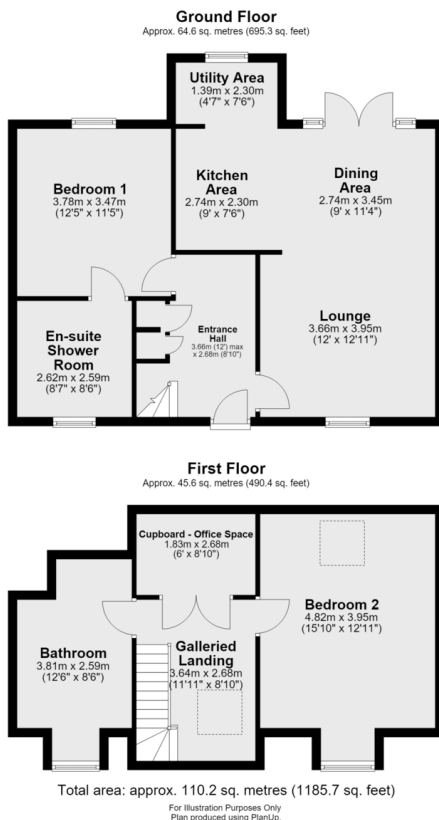
COUNCIL TAX BAND – C (Newark and Sherwood DC).

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.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RCS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

46 Middle Gate
Newark
NG24 1AL

22 King Street
Southwell
NG25 0EN

29 Silver Street
Lincoln
LN2 1AS

22 Queen Steet
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

newark@amorrison-mundys.net
01636 700888

southwell@amorrison-mundys.net
01636 813971

info@mundys.net
01522 510044

info@mundys.net
01673 847487