



**New Road, Bilsthorpe Newark NG22 8RA**

**welcome to**

**New Road, Bilsthorpe Newark**

**\*CASH BUYERS ONLY\*** A fantastic semi-detached family home, ideally situated within a quiet cul-de-sac in the sought after village of Bilsthorpe. Briefly comprising of living room, kitchen/diner, three bedrooms, bathroom, front and rear gardens and garage.



### **Entrance Hall**

Leading into a bright and welcoming entrance hall with tiled flooring, radiator and access into the living room, kitchen/diner and stairs rising to the first floor.

### **Living Room**

13' 3" x 11' 3" ( 4.04m x 3.43m )

A spacious living room with laminate flooring, radiator and large double glazed window to the front.

### **Kitchen/Diner**

19' 7" x 8' 4" ( 5.97m x 2.54m )

An open plan kitchen/diner with a range of low and eye level units with part tiled walls, tiled flooring, electric hob, extractor, electric oven, stainless steel sink and drainer, plumbing for washing machine, two further under counter spaces and space for fridge/freezer. The kitchen has a double glazed window to the side and a further double glazed window to the rear. The dining area is bright and spacious with radiator, uPVC door to the rear garden and storage cupboard.

### **First Floor**

#### **Landing**

First floor landing with carpeted flooring, loft hatch and access into all three bedrooms and family bathroom.

#### **Bedroom One**

13' 9" max x 11' 9" ( 4.19m max x 3.58m )

A spacious DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the front.

#### **Bedroom Two**

13' 3" max x 8' 6" ( 4.04m max x 2.59m )

A further DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the rear.

#### **Bedroom Three**

7' 11" x 8' 10" ( 2.41m x 2.69m )

A good sized third bedroom with carpeted flooring, radiator and double glazed window to the front.

#### **Family Bathroom**

A modern three piece family bathroom with part tiled walls, tiled flooring, WC, wash hand basin, bath with shower over, heated towel rail and obscured double glazed window to the rear.

### **Outside**

#### **Front Garden**

The front of the property benefits from a generous gravel driveway, side access to the rear and access to the single garage.

#### **Rear Garden**

The rear of the property is fully enclosed with mainly laid to lawn, hardstanding areas ideal for seating and side gate access to the front of the property. There is also a detached brick outbuilding and access to the single garage.

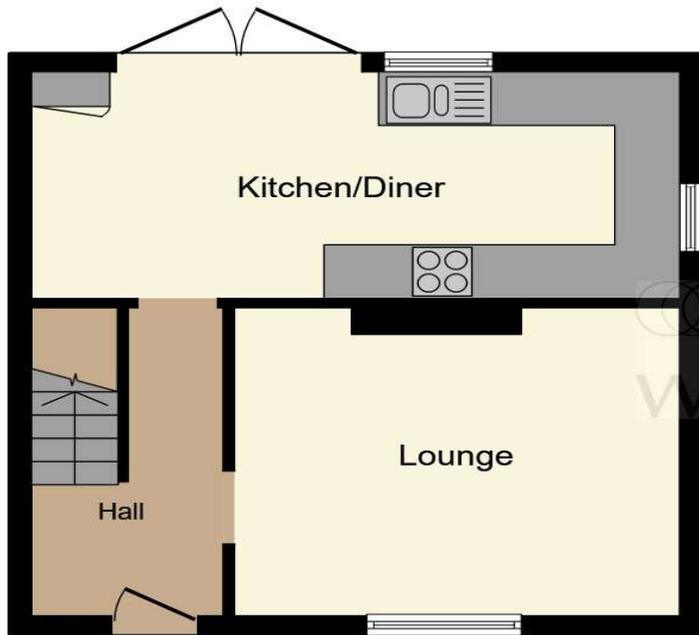
#### **Garage**

Single garage with up and over door.



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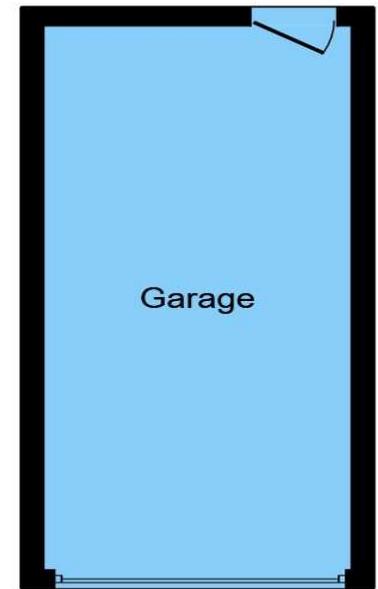




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## New Road, Bilsthorpe Newark

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- THREE PIECE FAMILY BATHROOM
- LIVING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106173 - 0008

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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



**01636 640473**



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



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



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