





Woodlands Farnsfield Road, Bilsthorpe

Guide Price £340,000 - £350,000 Freehold

THREE BEDROOM DETACHED FAMILY HOME • OPEN PLAN LOUNGE/DINER WITH MUTLI FUEL LOG BURNER AND FEATURE FIREPLACE • NO UPWARD CHAIN, EPC RATING: G • FITTED KITCHEN WITH PANTRY • OUTSIDE WC AND FIRST FLOOR SHOWER ROOM • GENEROUS GARAGE WITH AN ABUNDANCE OF SPACE AND ELECTRIC ROLLING DOOR • DRIVEWAY PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES • CHARACTERFUL AND GENEROUS REAR GARDEN

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50 YEARS











Entrance hall
A welcoming entrance hall providing access to both the ground floor and first floor accommodation. The space also benefits from an electric radiator and power points.

Lounge
13' 10" x 12' 10" (4.22m x 3.90m)
A generous open plan living space connecting seamlessly with the dining room to create the heart of the home. The lounge provides a cosy and comfortable setting with a feature fireplace housing a multi fuel log burner with back boiler, creating an attractive focal point within the room. Oak wood flooring runs throughout, while a UPVC double glazed bay window fills the room with plenty of natural light. The lounge also benefits from an electric radiator and power points.

Dining Room
Connecting seamlessly with the lounge, the generous dining room provides enough space to comfortably seat eight or more people, making it ideal for family meals and entertaining guests. The room features attractive brick detailing and oak wood flooring, while floor to ceiling windows and a double glazed door allow an abundance of natural light into the space and creates a great connection between indoor and outdoor living. An electric radiator and power points complete the room.

Kitchen
11' 9" x 7' 1" (3.59m x 2.17m)
A generous kitchen featuring a range of wall and base units providing plenty of useful storage. Integrated appliances include an oven and hob, while the kitchen also houses a basin sink and provides space for additional appliances if required. Two UPVC double glazed windows allow plenty of natural light into the room, with one overlooking the side of the property, while a rear door provides direct access to the garden. A practical under stairs pantry provides further storage, with power points and an electric radiator completing the space.

First floor

Bedroom No 1
14' 7" x 9' 5" (4.45m x 2.86m)
A generous double bedroom featuring a UPVC double glazed window overlooking the front of the property and filling the room with natural light. The bedroom benefits from fitted wardrobes providing useful storage, along with an electric radiator and power points.

Bedroom No 2
11' 6" x 9' 11" (3.51m x 3.01m)
A second double bedroom featuring fitted wardrobes and useful storage space. A UPVC double glazed window overlooks the rear garden, while the room also benefits from an electric radiator and power points.

Bedroom No 3
8' 2" x 6' 0" (2.48m x 1.84m)
A well proportioned third bedroom which could accommodate a double bed if desired. The room benefits from fitted wardrobes and storage, along with a UPVC double glazed window, electric radiator and power points.

Garage
A practical and versatile addition to the home, this large garage provides plenty of space for secure parking, additional storage and potential workshop or office areas. The generous size also offers potential for future conversion or extension to create additional living accommodation, subject to the relevant planning permissions and building regulations. The garage also benefits from an attached WC, power points, lighting and an electric roller door, making it a highly useful and adaptable space.



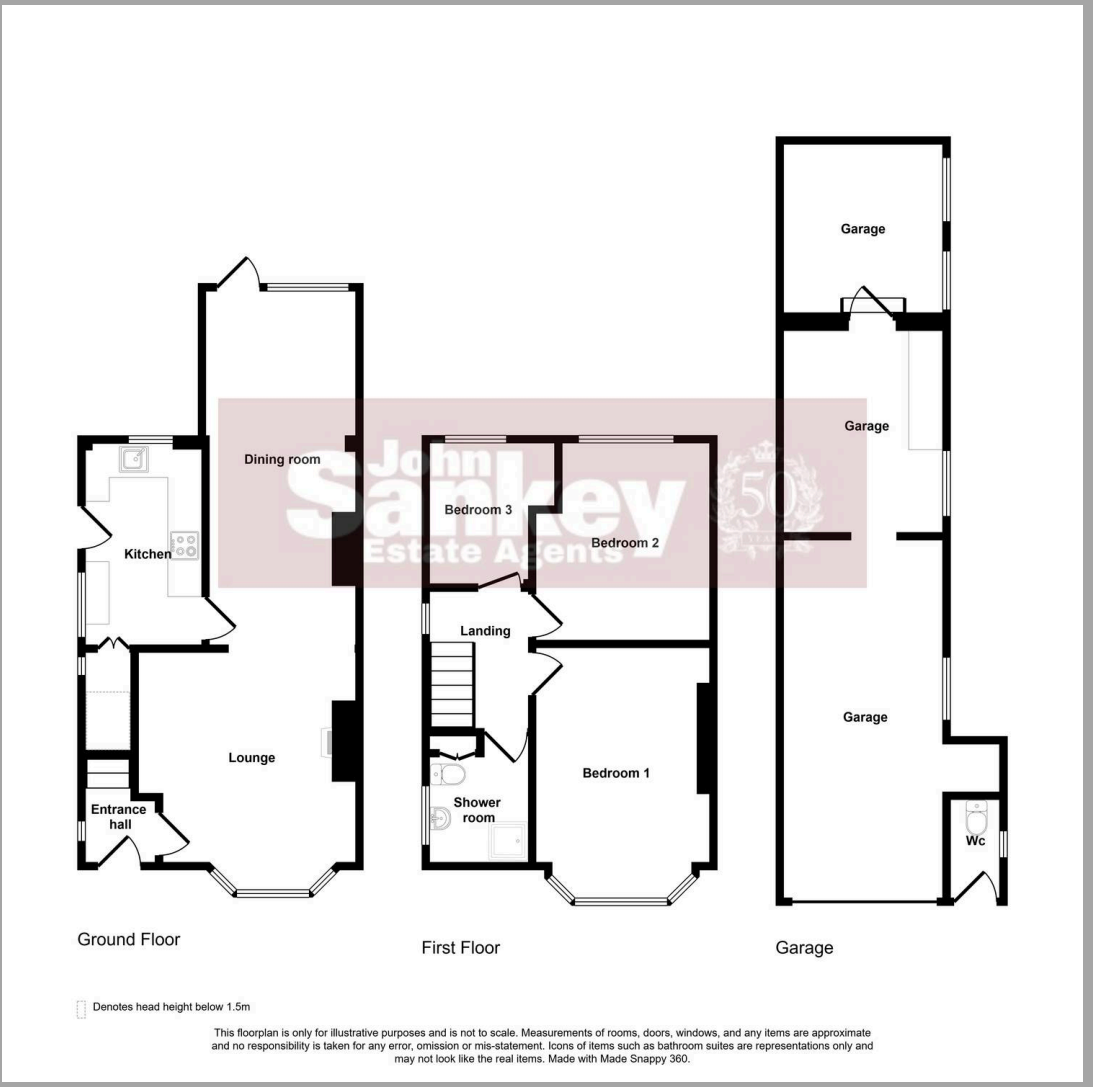
Outside
The property benefits from a generous and well maintained outside space. Gated access leads onto the driveway, providing off road parking to the front of the home. The driveway extends down the side of the property towards the garage, which provides further secure parking and additional storage. A gate provides access through to the rear garden, which is a generous outdoor space mainly laid to lawn and bordered by mature trees and shrubbery, creating a pleasant and relaxing setting. The garden also features patio and seating areas ideal for relaxing and entertaining guests, with plenty of additional space for a shed, outdoor furniture and storage, allowing the new owner to make the space their own.



Additional Information
Tenure: Freehold Council tax band: C Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

NOTE: Potential buyers are to be aware that the property is electric heating, from what we understand, there is currently no gas to the property





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

GUIDE PRICE £340,000-£350,000 A spacious three bedroom detached property situated in a peaceful and relaxing location, offering generous living accommodation, excellent outside space and a large versatile garage. With three well proportioned bedrooms, open plan living spaces and plenty of off road parking, the property provides an excellent opportunity for families, couples or those looking for additional space. The ground floor features a generous open plan lounge and dining room which creates the heart of the home. The lounge benefits from a feature fireplace housing a multi fuel log burner with back boiler, oak wood flooring and a bay window allowing plenty of natural light into the space. Connecting seamlessly, the dining room offers enough space to comfortably seat eight or more people and features floor to ceiling windows and a double glazed door opening onto the outside space, creating a great connection between indoor and outdoor living. A generous kitchen provides plenty of wall and base units, integrated appliances and a useful under stairs pantry, along with direct access to the rear garden. The property offers three well proportioned bedrooms, including two generous doubles and a versatile third bedroom which could also accommodate a double bed if desired. All three bedrooms benefit from fitted wardrobes and storage. A practical wet room with a walk in electric shower completes the accommodation. One of the standout features of the property is the large garage, providing secure parking alongside plenty of additional space for storage, a workshop or office area. The garage also offers potential for future conversion or additional living accommodation, subject to the relevant permissions, and benefits from an attached WC, power, lighting and an electric roller door. Outside, gated access leads onto a generous driveway providing ample off road parking and continuing down the side of the property towards the garage. To the rear is a well maintained garden mainly laid to lawn and bordered by mature trees and shrubbery, creating a peaceful and relaxing atmosphere. Patio and seating areas provide ideal spaces for relaxing and entertaining guests. Combining generous living accommodation, three bedrooms, a large versatile garage, ample off road parking and a spacious garden, this detached property offers a practical and comfortable home in a peaceful setting.

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