



**22 Mickledale Lane**  
Bilsthorpe, Newark, NG22 8QA



Book a Viewing

**£150,000**

No Onward Chain - Spacious Semi Detached House offering potential to renovate and extend subject to planning, ideal first time purchase or investment property. The internal accommodation briefly comprises of an Entrance Hall, Lounge, Kitchen/Dining Room, First Floor, Three Bedrooms and Shower Room. Outside there is shared side access to a totally enclosed rear lawn garden with garage and shed.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

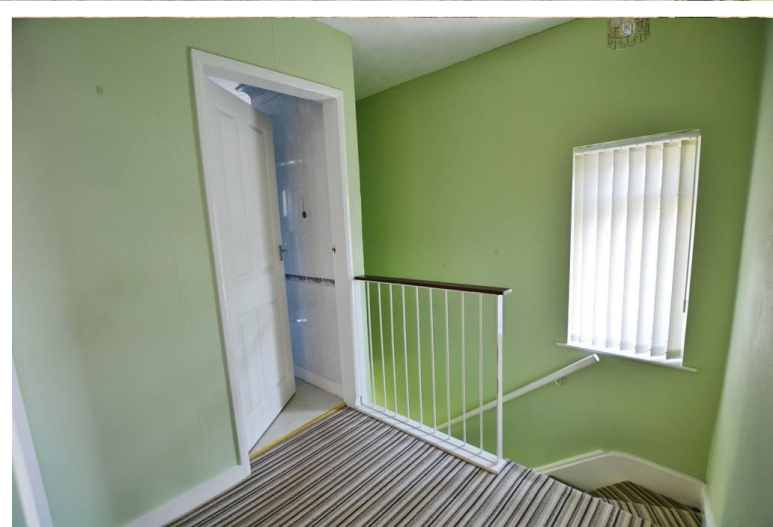
**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**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 LOBBY

With UPVC double glazed opaque door, radiator, stairs to the first floor and door to the living room.

### LIVING ROOM

15' 8" in to recess x 11' 9" (4.8m x 3.6m) With UPVC window to the front elevation, radiator, coving to the ceiling, dado rail and ceiling rose.

### KITCHEN/DINER

19' 0" x 9' 6" (5.8m x 2.9m) With wall and base units with worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, tiled splashbacks, tiled flooring, undercounter space and plumbing for washing machine, space for a fridge freezer, fitted double oven and ceramic hob with a stainless steel extractor hood over, radiator, UPVC double glazed windows to the rear and side elevations and a UPVC double glazed door onto the garden at the rear.



### LANDING

With UPVC double glazed window to the side elevation, doors to the shower room and three bedrooms.

### BEDROOM ONE

10' 9" x 10' 9" (3.3m x 3.3m) With UPVC double glazed window to the front elevation and a radiator.

### BEDROOM TWO

10' 9" x 9' 2" (3.3m x 2.8m) With UPVC double glazed window to the rear elevation and a radiator.



### BEDROOM THREE

9' 2" x 7' 10" (2.8m x 2.4m) With UPVC window to the rear elevation, radiator, coving to the ceiling and access to the loft.

### SHOWER ROOM

7' 10" x 3' 11" (2.4m x 1.2m extending to 2.2m) Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and corner shower cubicle with a mains fed shower, tiled and splashboard splashbacks, extractor, coving to ceiling, radiator and a UPVC double glazed opaque window to the side elevation.

### OUTSIDE

To the front there is a lawned garden with a pathway and gated access at the front and a shared access driveway along the side leading to a private parking area and garage. To the rear there is a mostly lawned garden with a shed and summer house, both with power.





**WEBSITE**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS 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 the 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:

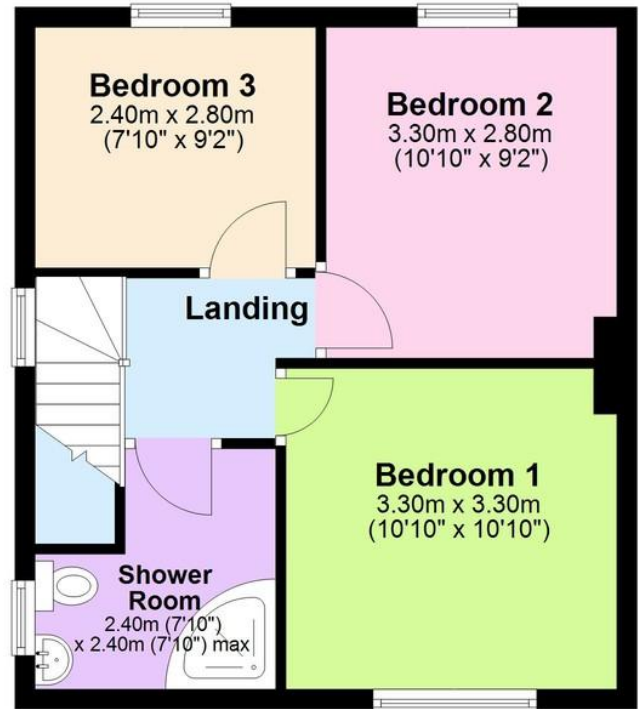
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**



**First Floor**



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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.

