



12 Peter Way, Bilsthorpe, Newark,
Nottinghamshire, NG22 8GF

£229,995

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- Three Bedrooms
- Lounge & Separate Kitchen/Diner
- Corner Plot
- Wonderful South Facing Views
- Built by Gleeson Homes in 2024
- En Suite & Family Bathroom
- Driveway & Detached Single Garage
- Adjacent to Open Countryside
- Small Cul-De-Sac Development

A modern three bedroom detached house occupying a fantastic corner plot position at the end of this small cul-de-sac development adjacent to open countryside with wonderful south facing views.

The property was built by Gleeson Homes in 2024 and benefits from gas central heating and UPVC double glazing. The ground floor living accommodation comprises an entrance hall, WC, dual aspect kitchen/diner with French doors and a dual aspect lounge affording the best of the views from the ground floor. The first floor landing leads to a master bedroom with fitted wardrobes and a modern en suite. There are two further bedrooms and a modern family bathroom.

OUTSIDE

Externally, the house occupies a corner plot with a driveway and detached single garage to the rear of the property. There are low maintenance front and side gardens enjoying the open views, and the rear garden is mainly laid to lawn with a patio and gated access leads to the driveway and garage. The property is positioned on the edge of the village within walking distance to a Tesco convenience store.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

9'3" x 3'4" (2.82m x 1.02m)
With radiator and double glazed window to the front elevation.

DOWNSTAIRS WC

5'5" x 2'10" (1.65m x 0.86m)
Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Radiator and obscure double glazed window to the front elevation.

LOUNGE

14'6" x 11'2" (4.42m x 3.40m)
A spacious dual aspect reception room enjoying south facing open countryside views. With radiator, good sized understairs storage cupboard and double glazed windows to the front and side elevations.

KITCHEN/DINER

14'6" x 9'6" (4.42m x 2.90m)
Having modern wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated single electric oven, four ring electric hob, stainless steel splashback and extractor hood above. Cupboard housing combi boiler. Double glazed windows to the front and side elevations. Space for a fridge freezer. Plumbing for a dishwasher.

FIRST FLOOR LANDING

With radiator.

MASTER BEDROOM 1

12'5" x 8'0" (3.78m x 2.44m)
Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the side elevation enjoying the best of the countryside views.

EN SUITE

6'6" x 5'5" (1.98m x 1.65m)
Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Obscure double glazed window to the front elevation.

BEDROOM 2

9'7" x 8'0" (2.92m x 2.44m)
With radiator and double glazed window to the front elevation.

BEDROOM 3

8'1" x 6'1" (2.46m x 1.85m)
With radiator and double glazed window to the side elevation also affording the best of the countryside views.

FAMILY BATHROOM

6'1" x 6'1" (1.85m x 1.85m)
Having a modern three piece white suite comprising a panelled bath with mixer tap and electric shower over. Pedestal wash hand basin. Low flush WC. Part tiled walls, extractor fan and obscure double glazed window to the side elevation.

DETACHED SINGLE GARAGE

16'10" x 9'0" (5.13m x 2.74m)
With up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

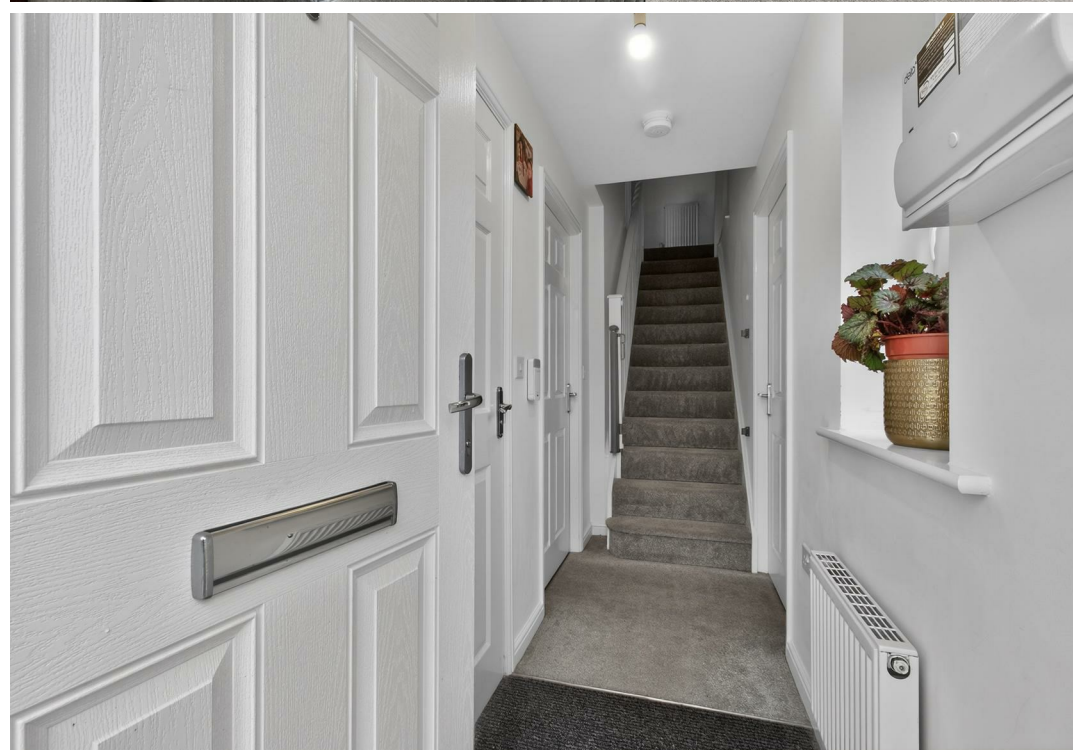
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

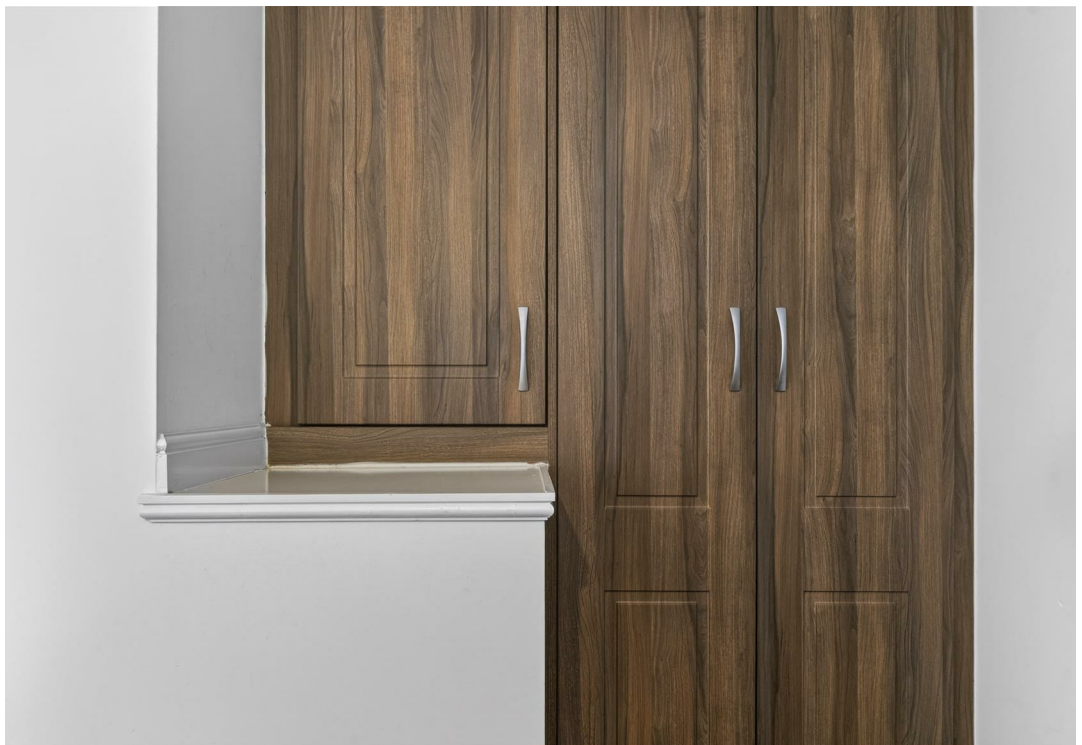
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









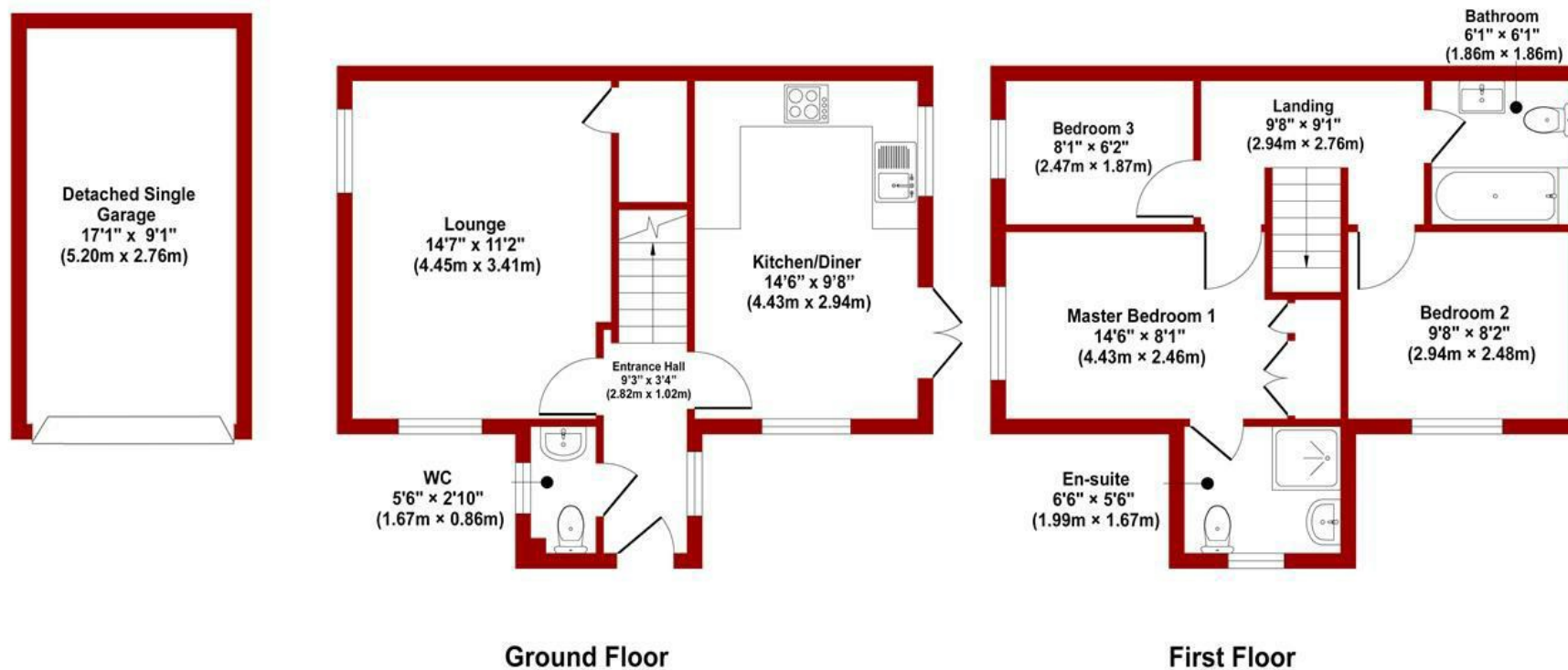








Peter Way, Bilsthorpe
Approximate Gross Internal Area
Main House = 75 SQ M / 807 SQ FT
Detached Single Garage = 14 SQ M / 154 SQ FT
Total = 89 SQ M / 961 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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