



# lighthouse

estate agents



3 Sir Brian Way, Newark, NG22 8GA

**£237,500**

Lighthouse Estate Agents are pleased to offer this charming semi-detached house located on Sir Brian Way in the delightful village of Bilsthorpe. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The layout is both practical and inviting, ensuring a comfortable living experience.

As you enter the home, you will find a welcoming atmosphere that flows throughout. The living areas are designed to be both functional and cosy, perfect for relaxing after a long day or entertaining guests. The kitchen offers ample space for meal preparation and family gatherings, while the adjoining dining area provides a lovely setting for shared meals. The property features a well-appointed bathroom, ensuring convenience for all residents. Each bedroom is filled with natural light, creating a warm and inviting environment.

Outside, the property benefits from a manageable south facing garden, ideal for enjoying the fresh air or for children to play. The location in Bilsthorpe offers a peaceful village lifestyle, with local amenities and schools within easy reach, making it a perfect choice for families.

This semi-detached house on Sir Brian Way presents a wonderful opportunity for those looking to settle in a charming area with a strong sense of community. Don't miss the chance to make this lovely property your new home.

## **Entrance Hall**

**Reception Lounge 15'3" x 10'0" (4.66 x 3.07)**

**Kitchen Diner 13'7" x 7'10" (4.15 x 2.40)**

**Downstairs W.C. 5'6" x 3'2" (1.69 x 0.99)**

## **First Floor Landing**

**Bedroom One 16'10" x 9'2" (5.15 x 2.80)**

**Bedroom Two 13'7" x 11'6" (4.15 x 3.51)**

**Bedroom Three 11'8" x 6'11" (3.58 x 2.11)**

**Family Bathroom 6'5" x 6'1" (1.96 x 1.86)**

## **Enclosed Rear Garden**

## **Driveway & Garage**

### **Agents Disclaimer**

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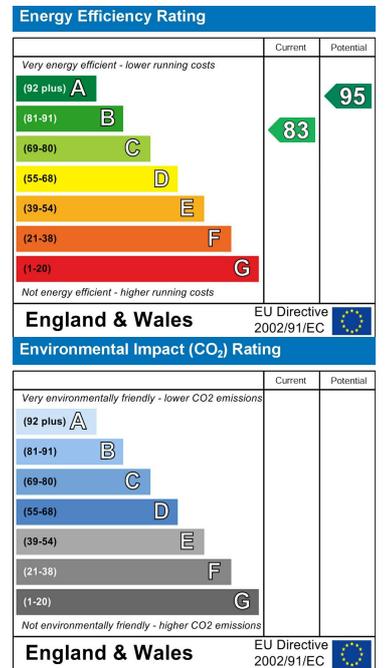
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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