

FOR
SALE



Lansbury Road, Bilsthorpe, Newark, Nottinghamshire NG22 8RL

Chadwells
Estate & Letting Agents

Offers in Excess of £140,000 - Freehold Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Perfect starter home.....With No Upward Chain....This lovely three bedroom family home is situated in a quiet cul-de-sac within the residential area of Bilsthorpe, with local amenities right on your doorstep. The property offers spacious living accommodation throughout with private low maintenance gardens to both the front and rear of the property and a private driveway that leads to a single garage. Complete with a bright and airy lounge, fully fitted kitchen/diner with separate utility room and walk in pantry. Three generous sized bedrooms and a family shower room. This property offers so much at a fantastic price and would make an ideal project for first time buyers looking to put their own stamp on a property with minimal costs, viewings are a must!

POINTS OF INTEREST

- Village Location
- Quiet Cul-de-Sac,
- Spacious Living Accommodation Throughout
- Gas Central Heating
- Solar Panels
- Single Garage
- No Upward Chain



Entrance Hall

1.8m x 4.67m (5' 11" x 15' 4") Enter through the uPVC door into the entrance hall with carpet flooring, radiator, ceiling light, stairs off to the first floor and doors leading into the lounge and kitchen/diner.

Living Room

3.6m x 4.44m (11' 10" x 14' 7") Bright and airy living room with carpet flooring, two radiators, ceiling light, brick fireplace with electric fire, uPVC French doors and window to the rear aspect.

Kitchen/Diner

2.89m x 3.48m (9' 6" x 11' 5") Fitted with wall and base units, roll top worksurfaces with inset stainless steel sink, drainer and mixer tap. Under counter fridge and range style cooker. Partly tiled walls, carpet flooring, ceiling light and a radiator. Doors leading to the utility room, storage cupboard and a uPVC window to the front aspect of the property.

Utility

0.74m x 0.79m (2' 5" x 2' 7") With space and plumbing and uPVC window to front aspect.

Rear Entrance

0.89m x 0.84m (2' 11" x 2' 9") Enter through the uPVC door with carpet flooring with a further uPVC door into main entrance hallway.

First Floor Landing

With a uPVC window to the side, doors leading to the three bedrooms and bathroom. Storage cupboards with water tank and

Bedroom One

3.15m x 3.6m (10' 4" x 11' 10") With carpet flooring, built in wardrobes, storage cupboard, radiator, ceiling light and uPVC window to the rear aspect.

Bedroom Two

2.89m x 2.89m (9' 6" x 9' 6") With carpet flooring, built in wardrobes, radiator, ceiling light and uPVC window to the front aspect.

Bedroom Three

2.39m x 2.79m (7' 10" x 9' 2") With carpet flooring, radiator, ceiling light and uPVC window to the front aspect.

Shower Room

1.83m x 2.59m (6' 0" x 8' 6") Fitted with a walk in shower, wall mounted hand wash basin and low flush WC with vanity surrounds. Tiled flooring, wall mounted heated towel rail, obscure uPVC window to rear aspect and ceiling spot lights.

Externally

To the front of the property you have a well maintained, low maintenance front garden, decorative stones and paving. There is a private driveway leading to a single detached garage which is ideal for off road parking. To the rear of the property you will find a private low maintenance garden together with a shed for additional storage. Both the garage and shed have electricity.

Leased solar panels on roof which were installed 2012 with a 25 year lease.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,750.00

Parking Types: Driveway. Garage.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Level access shower.

Building Safety

Not as I am aware

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 100 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 20% of fixed outlets

Existing Planning Permission

No

Coalfield or Mining

The property is in a coal mining area

EPC Rating: B (84)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

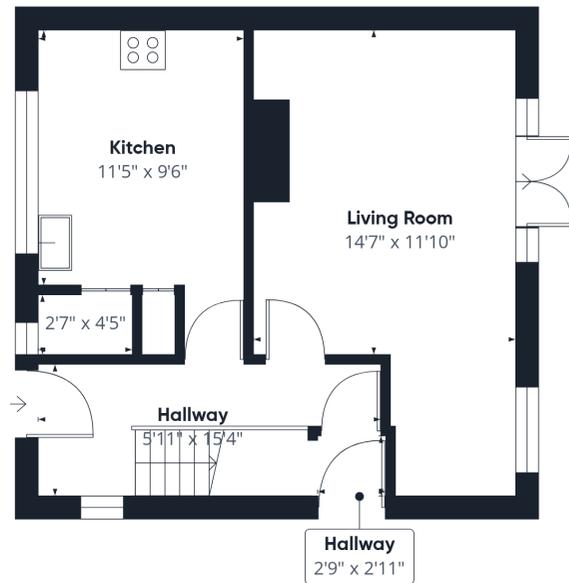
Is the property listed? No

Are there any restrictions associated with the property? No

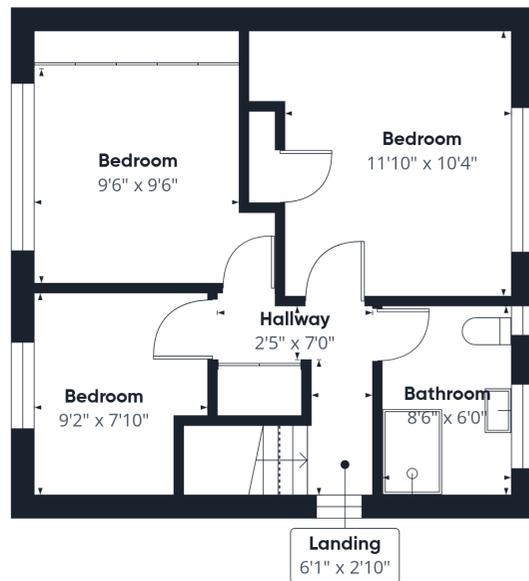
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1

Approximate total area⁽¹⁾
846 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360