



£165,000 Freehold

21 CROSS STREET | BILSTHORPE | NEWARK | NG22 8QY

**BuckleyBrown**  
ESTATE AGENTS



## TICKING ALL THE BOXES!

Located in the heart of the ever-popular village of Bilsthorpe, this well-presented two-bedroom semi-detached home offers the perfect blend of village charm, everyday convenience and comfortable living. With a strong sense of community, local amenities close by and excellent transport links to surrounding towns, this is an ideal home.

Let's take a look around...

Upon entering the property, you are welcomed by a hallway that leads seamlessly into the spacious living room. This inviting space features soft carpeted flooring and a charming feature fire, creating a cosy yet stylish focal point – perfect for relaxing evenings. A large front-facing window allows natural light to flood the room, enhancing the warm and welcoming feel.

To the rear of the home sits the kitchen/diner, truly the heart of the property. Offering ample matching cabinetry and generous worktop space, this room also provides plenty of space for dining furniture, making it ideal for hosting, family meals or casual get-togethers.

Upstairs, the first floor hosts two well-proportioned bedrooms, both presented in neutral tones and offering excellent versatility to suit your needs. The main bedroom benefits from a built-in cupboard, catering perfectly for storage. Completing the floor is the family bathroom which comprises a three piece suite in white.

Externally, the property continues to impress. The rear garden offers a pleasant combination of lawn and patio areas, creating a low-maintenance outdoor space ideal for relaxing, entertaining or enjoying the warmer months. To the front, a private driveway provides ample off-street parking.

Bilsthorpe itself is surrounded by open countryside and within easy reach of nearby towns, making it an excellent choice for commuters while still enjoying village life. Early viewing is highly recommended to fully appreciate the accommodation and desirable village location on offer.

Call today to arrange your viewing!





#### Hall

Housing the stairs to first floor accommodation and giving access to;

#### Living Room 14'7" x 11'8"

This bright and airy room benefits from a featured fire, carpeted flooring, central heating radiator and a large window to the front of the property.

#### Kitchen/Dining Room 18'5" x 9'4"

The kitchen is complete with a range of high-gloss storage cupboards with complimentary work surface above, inset sink with splash back tiling, integrated oven with hob and extractor hood above. There is space and plumbing for essential appliances and dual-aspect windows with a convenient under stairs storage cupboard. The dining area has ample space to host furnishings and

provides a great space to host family and friends with a door that leads outside.

#### Landing

Giving access to;

#### Bedroom One 15'11" x 10'7"

Complete with carpeted flooring, central heating radiator, additional storage cupboard and a window to the front.

#### Bedroom Two 9'3" x 10'7"

Complete with carpeted flooring, central heating radiator and a window to the rear.

#### Bathroom 8'10" x 7'7"

Complete with a three-piece suite comprising of a panelled bath with shower over and glass shower screen, low flush toilet and a pedestal hand wash basin. The bathroom also features an additional storage cupboard and a window to the rear.



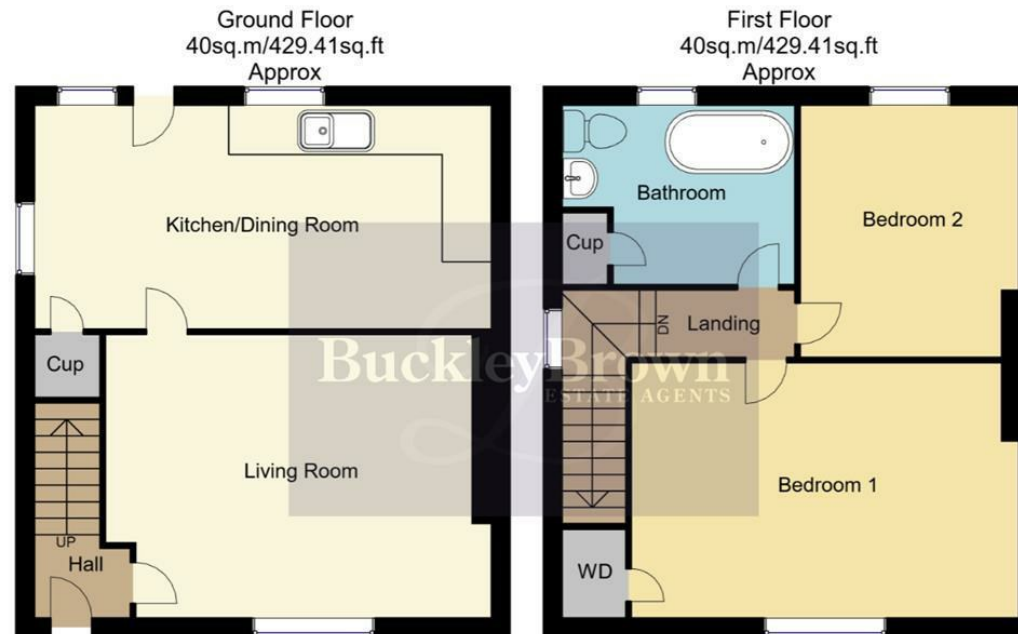
#### Outside

To the front offers off-street parking and access through double gates to the rear garden. The rear garden is a fantastic size having fenced boundaries and is mostly laid to lawn. This space is perfect to make your own and enjoy the warmer months!









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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