



£60,000 Leasehold

3 LEIGHTON PARK MICKLEDALE LANE | BILSTHORPE | NEWARK | NG22 8RG

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ESTATE AGENTS

Tranquil Village Retreat – Over 50s Living – Cash Buyers Only!..

Situated within a peaceful and well-maintained over 50s development in the popular village of Bilsthorpe, this two-bedroom park home is available to cash buyers only and offers comfortable, low-maintenance living in a friendly community setting.

The property opens directly into the kitchen, which is fitted with a range of matching wall and base units, ample work surface space and room for essential appliances. Designed for practicality and ease, it provides everything needed for day-to-day living.

Leading through to the lounge, you'll find a bright and inviting space with neutral décor and patio doors that open out onto the seating area — allowing plenty of natural light to flow in and creating a lovely connection to the outdoors.

There are two well-proportioned bedrooms, offering flexibility for sleeping accommodation, guests or even a hobby room or study.

The bathroom is fitted with a three-piece suite, comprising a bath, wash hand basin and WC, finished in a clean and neutral style.

Externally, the home benefits from a private patio seating area — ideal for relaxing or enjoying your morning coffee — along with a driveway providing off-road parking.

Located within easy reach of local amenities and countryside walks, this home is perfectly suited to buyers aged 50 and over seeking a peaceful lifestyle.

Early viewing is highly recommended.





Kitchen 9'1" x 10'5"

Fitted with a range of matching wall and base units with complementary work surfaces over, inset sink and drainer with mixer tap, and integrated oven with gas hob. The room also benefits from a tiled splashback, windows to the rear and side elevations, a door leading outside, and space with plumbing for essential appliances.

Living Room 8'9" x 14'9"

Featuring patio doors leading to the rear garden and a window to the side elevation, wood flooring, and an electric fire heater.

Inner Hall

With a useful storage cupboard providing access to:

Bedroom One 8'8" x 10'9"

Having carpet flooring, a central heating radiator, and windows to the rear and side elevations.

Bedroom Two 8'8" x 9'6"

Having carpet flooring, a central heating radiator, and windows to the front and side elevations.

Bathroom 6'6" x 4'11"

Fitted with a three-piece suite comprising a bath, low-flush WC, and hand wash basin. The room benefits from partly tiled walls and a window to the side elevation.

Outside

The property is set within fenced boundaries and benefits from off-road parking. There is also a patio seating area, perfect for enjoying the warmer months.





Ground Floor
45sq.m/483.73sq.ft
Approx



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) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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