



£220,000 Freehold

22 KIRTON PARK | KIRTON | NEWARK | NG22 9LR

**BuckleyBrown**  
ESTATE AGENTS

PICTURESQUE LIVING!...We are delighted to bring to market this three-bedroom detached bungalow, offering generous living space, privacy and a relaxed village lifestyle. Situated within a quiet cul-de-sac in the heart of the highly regarded village of Kirton, this picturesque and sought-after location is surrounded by open countryside, yet remains conveniently positioned for access to nearby market towns and road links. Renowned for its strong sense of community and peaceful setting, Kirton is an ideal choice for those seeking tranquillity without sacrificing everyday convenience.

The accommodation is well planned and centres around a spacious living room, providing a bright and versatile space ideal for both relaxing and entertaining. A separate fitted kitchen offers ample storage and worktop space and benefits from integrated appliances.

There are three well-proportioned bedrooms, all offering flexibility to suit a range of needs, whether as comfortable sleeping accommodation, guest rooms or a home office.

A modern family bathroom completes the internal layout, finished with contemporary fittings and designed with comfort and practicality in mind.

Externally, the property occupies a generous plot with gardens to both the front and rear. The rear garden is private and well established, creating an attractive outdoor retreat. Further benefits include a single garage and off-road parking.

Offered for sale with no upward chain, this is a rare opportunity to secure a detached bungalow in a quiet village location. Early viewing is highly recommended to fully appreciate the setting and accommodation on offer.





#### Porch

Giving access to;

#### Living Room 34'6" x 14'5"

This large spacious room benefits from having a brick built media wall, gas fire, sliding doors leading out to the front garden, a window to front elevation, carpet flooring and central heating radiators.

#### Inner Hall

Additional storage cupboard.

#### Kitchen 7'10" x 13'3"

Fitted with a range of wall and base units with complementary work surfaces over, incorporating an inset sink with drainer and mixer tap. Integrated appliances include a fridge freezer and dishwasher, with provision for an oven, electric hob and

extractor hood above. There is also space and plumbing for a washing machine. The boiler is neatly housed within a storage cupboard. A window to the rear aspect provides natural light, with a door giving direct access to the outside.

#### Bedroom One 9'11" x 11'8"

Complete with window to rear elevation, carpet flooring, central heating radiator and fitted wardrobes.

#### Bedroom Two 13'10" x 10'4"

Complete with window to side elevation, carpet flooring and central heating radiator.

#### Bedroom Three 7'0" x 10'4"

Complete with carpet flooring, central heating radiator and window to rear elevation.



#### Bathroom 4'10" x 10'4"

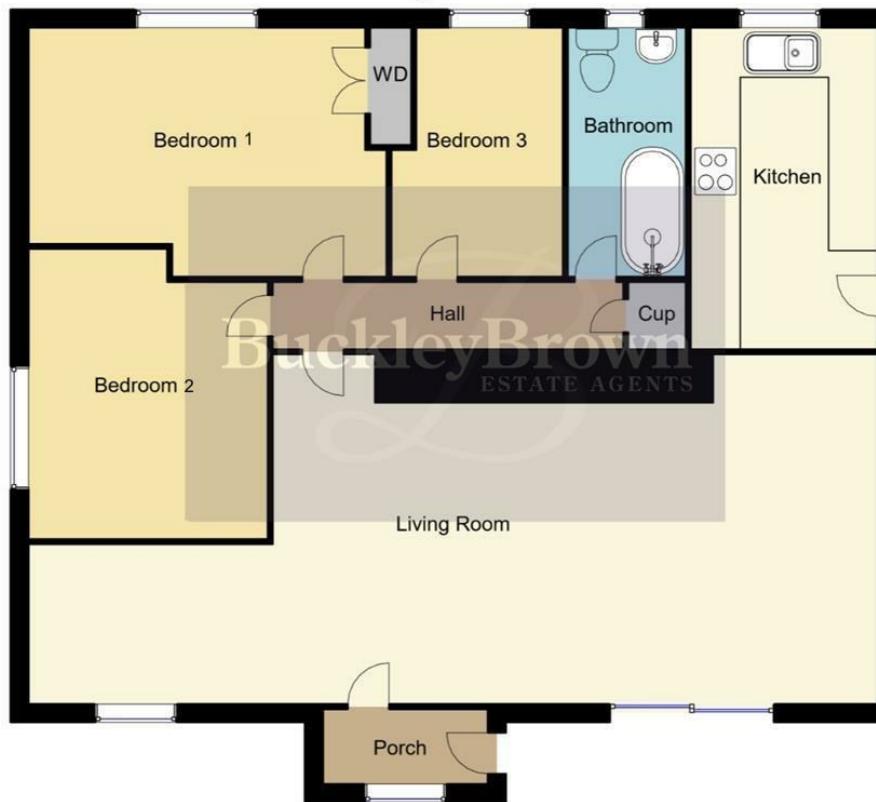
Complete with a three piece suite comprising of a panelled bath with shower over, floating vanity hand wash basin and a low flush WC. The room benefits from full tiled walls and floors, central heating radiator and window to rear elevation.

#### Outside

To the front of the property it is mostly laid to lawn with mature bushes and shrubbery with a path leading to the front door. To the rear of the property there is an established garden which is mostly laid to lawn with an array of plant, bushes and shrubbery. There are dedicated patio seatings areas giving space to enjoy outdoor furniture in the warmer months. The property also benefits from a garage with electric powered sectional door.



Ground Floor  
95sq.m/1024.30sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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

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.

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