



£55,000 Leasehold

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

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Peaceful Living!!..

Nestled in the quiet and charming village of Bilsthorpe, this delightful two-bedroom park home offers a serene lifestyle, perfect for those seeking peace and simplicity without compromising on comfort.

Step through the entrance hall and into a well-appointed kitchen, fitted with a range of modern cabinets and work surfaces, with ample space for all your essential appliances. Whether you're cooking for one or entertaining guests, this kitchen is designed to meet your everyday needs.

The lounge area is bright and welcoming, decorated in a neutral palette and enhanced by a lovely bay window that floods the room with natural light. An external door provides convenient access and a touch of indoor-outdoor living.

There are two well-sized bedrooms, both offering space for your choice of furnishings. Whether used as sleeping quarters, a study, or guest space, they provide flexibility and comfort to suit your lifestyle.

Step outside and enjoy your own private patio seating area – ideal for soaking up the sunshine or enjoying your morning coffee. The property also benefits from a private driveway with space for one car.

This home is set in a peaceful location within easy reach of local amenities and countryside walks, making it an excellent choice for relaxed, low-maintenance living.

Call today to arrange a viewing.





### Hall

With access to;

### Kitchen 11'2" x 11'6"

Complete with a range of cabinetry and units with work surfaces over. With space for appliances and window to side elevation.

### Living Room 6'9" x 11'6"

Complete with carpeted flooring, radiator and a bay window to front elevation.

### Bedroom One 8'7" x 11'6"

Including carpeted flooring, radiator and window to rear elevation.

### Bedroom Two 5'8" x 8'5"

Including carpeted flooring, radiator and window to side elevation.

### Bathroom 6'3" x 8'5"

Complete with a three piece suite. With a bath with shower above, a hand wash basin with a built-in vanity and low flush WC.

### Outside

To the side accommodates a patio seating area with a driveway for one car.

### Additional Information

Monthly Ground Rent is currently £120.  
Council Tax Band A

Electric and water is approximately £80 per quarter for the current owner.  
LPG Gas Bottle is approximately £69 and typically lasts a full month during the winter months!  
The property also benefits from air conditioning.





Ground Floor  
50 Sq.m/ 537.38 Sq.ft  
Approx

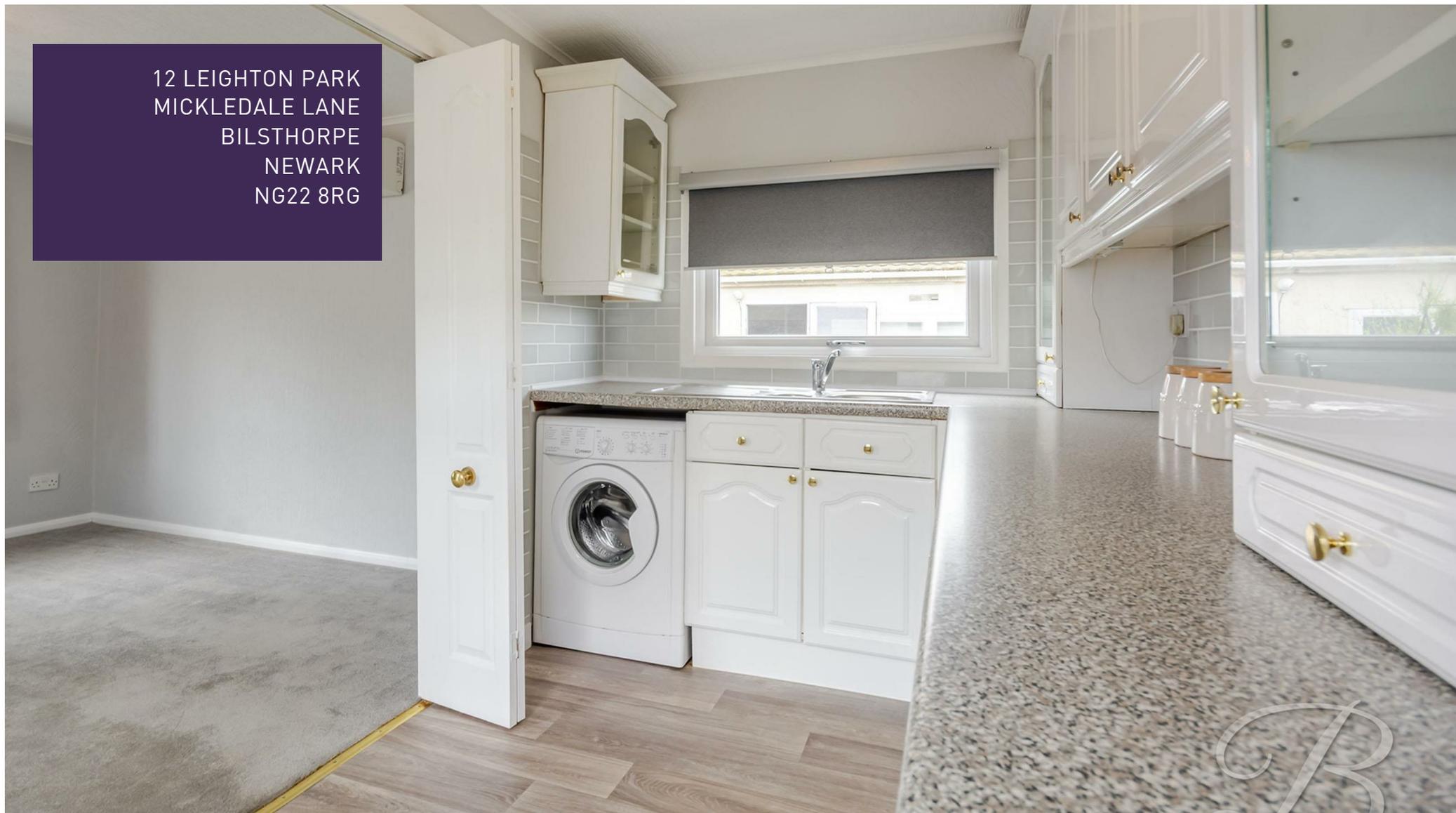
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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