



£180,000 Freehold

41 CHURCH STREET | BILSTHORPE | NEWARK | NG22 8PR

**BuckleyBrown**  
ESTATE AGENTS

## Welcome to Your Stylish New Home!

We're delighted to present this beautifully maintained three-bedroom semi-detached property, offering space, style, and standout outdoor living — all wrapped up in a sought-after location. With a generous wrap-around garden, modern interiors, and excellent transport links nearby, this home is perfect for families, professionals, or anyone seeking a harmonious blend of comfort and convenience.

Let's step inside...

From the moment you enter, the freshly decorated and spacious lounge sets the tone — a warm and inviting room featuring a charming fireplace and plenty of space for your furnishings. The heart of the home continues into the contemporary kitchen, where stunning cabinetry, sleek work surfaces, and integrated appliances create a space that's as practical as it is stylish. There's ample room for a dining table — perfect for everyday meals or hosting guests — and additional appliance space for your convenience. A ground floor WC adds to the practicality of the layout.

Upstairs, you'll find three well-proportioned bedrooms, each finished in a neutral palette, ready for you to add your own personal touch. A modern family bathroom completes this floor.

Step outside and prepare to be impressed — the generous wrap-around garden offers the ideal setting for entertaining, relaxing, or letting little ones play. The rear garden is a secure courtyard space, adding further versatility. To the side, a private garage provides excellent storage, while the driveway offers ample off-street parking.

Call today to arrange a viewing!





#### Hall

With access to;

#### Living Room 15'8" x 11'10"

Complete with a feature fireplace, carpeted flooring and window to front elevation.

#### Kitchen/Dining Room 17'11" x 9'7"

Complete with an extensive range of modern cabinetry, units and work surfaces above. Including integrated appliances and window to rear elevation.

#### WC

Complete with a low flush WC and hand wash basin.

#### Landing

With access to;

#### Bedroom One 10'2" x 10'9"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Two 9'3" x 10'8"

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

#### Bedroom Three 9'3" x 8'1"

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

#### Bathroom 8'3" x 7'0"

Complete with a three piece suite. Including a hand wash basin, bath with shower above and low flush WC.

#### Outside



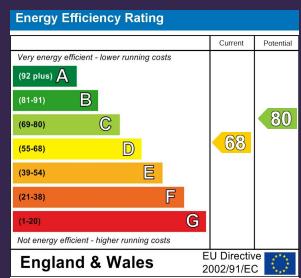
This wrap around garden hosts a well maintained lawn to the front and side.

There is also a garage for ample storage and a driveway offering off street parking.





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 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.

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