



£295,000 Freehold

5 BILL LANE | BILSTHORPE | NEWARK | NG22 8GE

BuckleyBrown
ESTATE AGENTS

SPACE, STYLE & MODERN LIVING!..

Situated in the sought-after village of Bilsthorpe, this impressive four-bedroom detached home offers generous living space, contemporary features, and excellent access to local shops, amenities, and transport links — making it perfect for families and professionals alike.

Upon entering, you are welcomed by a bright and spacious hallway leading into the inviting living room, filled with natural light and featuring patio doors that open directly onto the rear garden — ideal for both relaxing and entertaining.

The heart of the home is the stylish kitchen/diner, fitted with a range of modern units and integrated appliances, alongside ample space for dining furniture. This versatile space is perfect for family meals and social gatherings. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en suite, while the remaining bedrooms are served by a contemporary family bathroom, complete with a three-piece suite and a panelled bath — perfect for unwinding after a long day.

Externally, the property features a driveway to the front providing off-street parking and access to the garage. To the rear, you'll find a fully enclosed garden, mainly laid to lawn with a patio seating area — an ideal space for outdoor dining and enjoying the warmer months.

This is a fantastic opportunity to secure a spacious, move-in-ready home in a desirable location — early viewing is highly recommended.





Entrance Hall

Welcoming entrance hall with stairs rising to the first-floor accommodation and access to the principal ground floor rooms.

Living Room

A bright and spacious reception room featuring a window to the front elevation and patio doors opening onto the rear garden, allowing for plenty of natural light. Complete with a central heating radiator and carpeted flooring.

Kitchen Diner

A stylish and modern kitchen fitted with a range of contemporary wall and base units with complementary work surfaces and an inset sink with mixer tap. Integrated oven with gas hob and extractor hood above, along with a dishwasher and

space/plumbing for additional appliances. The room benefits from dual-aspect windows, a central heating radiator, and ample space for dining furniture — perfect for family living and entertaining.

WC

Fitted with a low flush WC, hand wash basin, and central heating radiator.

Bedroom One

A well-proportioned principal bedroom featuring a window, central heating radiator, carpeted flooring, and fitted wardrobes. Also benefits from access to a private en suite.

En Suite

Comprising a walk-in shower cubicle, low flush WC, and hand wash basin, with a



central heating radiator and window providing natural light and ventilation.

Bedroom Two

A comfortable double bedroom with window, central heating radiator, and carpeted flooring.

Bedroom Three

A well-sized bedroom with window, central heating radiator, and carpeted flooring.

Bedroom Four

A versatile fourth bedroom, ideal as a guest room, nursery, or home office, with window, central heating radiator, and carpeted flooring.

Bathroom

Fitted with a three-piece suite comprising

a panelled bath, hand wash basin, and low flush WC. Also benefits from a central heating radiator and window.

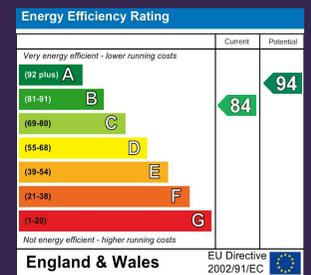
Outside

To the front, the property features a well-maintained lawn and a driveway providing off-street parking and access to the garage.

To the rear, there is a fully enclosed garden, mainly laid to lawn with a designated seating area — ideal for outdoor relaxation and entertaining.



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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