



Offers Over £425,000 Freehold

109 KIRKLINGTON ROAD | BILSTHORPE | NEWARK | NG22 8SQ

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ESTATE AGENTS

\* NO CHAIN!!\*

**YOUR PERFECT RETREAT.** Nestled on the charming Kirklington Road in Bilsthorpe, Newark, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1960, the property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat in a friendly neighbourhood. This property benefits from a well-served and friendly community setting. Bilsthorpe offers a range of everyday amenities including shops, a primary school, pubs, and healthcare facilities. The surrounding countryside provides excellent opportunities for walking and outdoor leisure at locations such as Rufford County Park, Sherwood Forest and Sherwood Pines, while nearby centres such as Ollerton and Southwell offer a wider selection of shops, restaurants, and services.

Upon entering, you are welcomed by a lovely porch that leads into a large living room, perfect for relaxation and entertaining. The well-appointed kitchen and dining room provide ample space for family meals and gatherings, while a convenient passageway leads to the utility area, games room/office, and a separate WC, ensuring practicality for everyday living.

This bungalow features four generously sized bedrooms, with the first bedroom benefiting from an en suite bathroom for added privacy. The main bathroom serves the remaining bedrooms, providing a comfortable and functional space for all residents and guests. Each room is designed to offer a serene atmosphere, making it easy to unwind after a long day.

Outside, the property sits within a generous 1/4 of an acre garden, beautifully landscaped with a combination of paving, stone, and slate, creating a low-maintenance yet stylish outdoor space. The garden is bordered with mature shrubs and planting, providing privacy, colour, and seasonal interest throughout





#### Porch

Bright and airy porch leading to the;

#### Living Room 16'2" x 14'3"

This generously sized, carpeted living room offers a cosy feature fireplace, central heating radiator, and a charming bay window to the front, filling the space with natural light.

#### Hall

Hallway leading to the first bedroom and the kitchen/diner.

#### Bedroom One 11'6" x 10'5"

A spacious master bedroom featuring carpeted flooring, a central heating radiator, and access to a private en suite.

#### Kitchen/Dining Room 19'4" x 14'8"

A modern kitchen fitted with matching

cabinets and ample worktop space, complemented by a tiled splashback.

Integrated appliances include an oven and inset sink, along with a breakfast bar/island. There is also ample space for additional dining furniture and a window to the rear elevation.

#### Hall

Hall leading to the remaining bedrooms and main bathroom.

#### Bedroom Two 11'7" x 10'7"

A well-proportioned bedroom with carpeted flooring and a central heating radiator, featuring a window to the rear elevation.

#### Bedroom Three 11'7" x 9'11"

A comfortable bedroom with carpeted flooring and a central heating radiator, with a window to the front elevation.



#### Bedroom Four 11'7" x 5'9"

A good-sized bedroom with carpeted flooring and a central heating radiator, benefiting from a window to the side elevation.

#### Bathroom 9'8" x 6'7"

Four piece suite with bath, shower, hand wash basin and low flush WC.

#### Passage

A passage leading to;

#### Utility 6'11" x 12'1"

Utility cupboards providing useful worktop space, with room for appliances and a window to the side elevation.

#### Storage

Extra storage space.

#### Games Room/Office 13'8" x 8'11"

Carpeted flooring, central heating radiator, and windows to the side elevation along with patio door leading to the rear. Ideal as a games room/office.

#### WC 5'6" x 3'1"

Low flush WC.

#### Garage

An internal garage offering secure parking for a vehicle along with useful storage space.

#### Outside

To the front, a generous driveway offers plenty of space for multiple vehicles. The garden is neatly paved with gravel sections, creating a low-maintenance and well-kept outdoor space.





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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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NOTTINGHAMSHIRE  
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