



**81 Sir Brian Way**  
**Bilthorpe, Nottinghamshire NG22 8GA**  
**£299,950**

- AN IMMACULATE, FOUR BEDROOMED DETACHED PROPERTY, BUILT IN 2023
- BEAUTIFUL, LARGER THAN EXPECTED NEWLY RE-FITTED DINING KITCHEN, WITH FRENCH DOORS TO THE REAR
- SEPARATE UTILITY ROOM, WHERE THE CENTRAL HEATING IS BOILER IS LOCATED
- THREE ADDITIONAL BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE
- THE SOUTH FACING REAR GARDEN HAS PATIO, LAWN AND GRAVELLED BORDERS
- ENTRANCE HALL, PROVIDING ACCESS TO THE LOUNGE AND GROUND FLOOR CLOAKS
- FITTED WITH CONTEMPORARY UNITS, BREAKFAST ISLAND AND BUILT IN ELECTRIC OVEN AND GAS HOB
- MAIN BEDROOM WITH FITTED DOUBLE WARDROBE AND ENSUITE SHOWER ROOM
- OPEN PLAN FRONTAGE AND DRIVEWAY PROVIDING ACCESS TO THE SINGLE GARAGE
- SUPERB LOCATION, OVERLOOKING OPEN COUNTRYSIDE TO THE REAR AND PLEASANT WALKS

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

TBC

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Having composite front door, UPVC side window, radiator and stairs rising to the first floor



### CLOAKROOM

With WC and wash hand basin. Extractor fan and radiator.



### LOUNGE

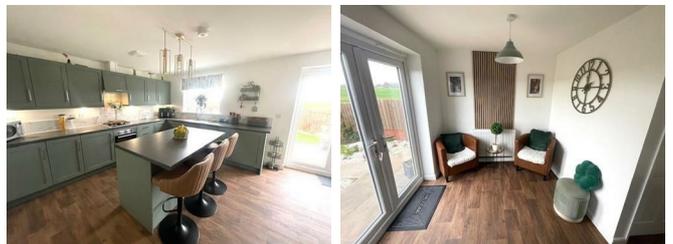
forgot to measure this one ! Would need to go back.



### DINING KITCHEN

17'8 x 13'2 (5.38m x 4.01m)

Newly re-fitted with modern base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Breakfast island, UPVC French doors leading to the rear garden, UPVC double glazed rear window radiator and tiled flooring.



### UTILITY ROOM

Fitted work top, with appliance space below. Cupboard housing the gas boiler. Rear door.

### FIRST FLOOR

#### LANDING

UPVC double glazed elevation, radiator and built in cupboard. Access to the insulated loft space.

### BEDROOM ONE

12'3 x 8'7 (3.73m x 2.62m)

Fitted double wardrobe. UPVC double glazed front elevation. Radiator.



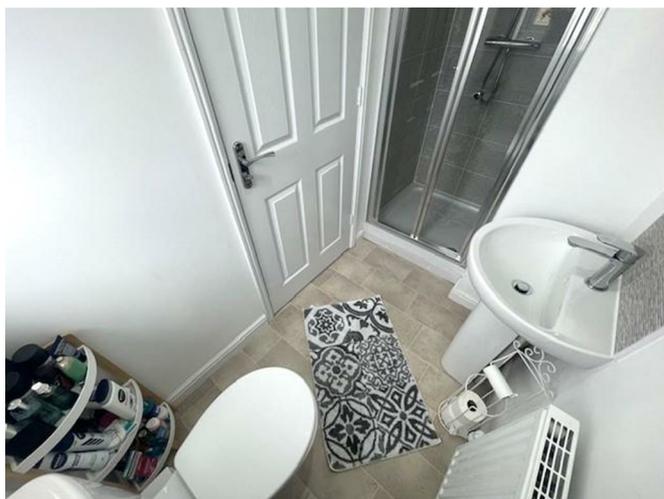
### BEDROOM THREE

8'8 x 8'2 (2.64m x 2.49m)

UPVC double glazed front elevation. Radiator.

### EN SUITE

Comprising tiled shower cubicle, wash hand basin and WC. Radiator. UPVC obscure glaze.



### BEDROOM FOUR

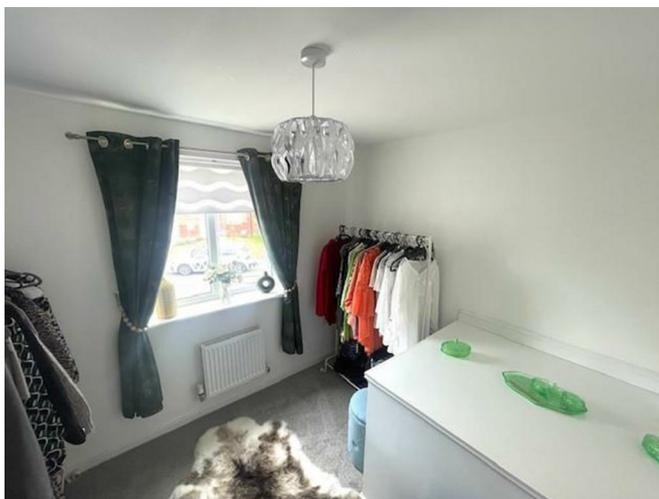
8'8 x 7'2 (2.64m x 2.18m)

Radiator. UPVC double glazed rear aspect, with open views.

### BEDROOM TWO

10'6 x 8'7 (3.20m x 2.62m)

Fitted full length mirrored wardrobes to one wall. Radiator and UPVC double glazed rear elevation enjoying extensive views.



### BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Mixer shower to the

taps, tiled surrounds, radiator and UPVC obscure glaze.



identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5866/12.03.26

#### **OUTSIDE**

There is an open plan garden to the front and side driveway providing access to the garage. The enclosed rear garden is south facing and has patio, lawn and gravelled borders. There is open farmland around and countryside walks.



The property is in council tax band C ( Newark and Sherwood District Council).

#### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for

