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64 Main Street
Farnsfield



67 Sir Brian Way Bilsthorpe NG22 8GA

Offers around £235,000 Freehold



A superb opportunity to acquire a modern 3 bedroom detached home, built in 2023 and presented in as-new condition, with the added attraction of no onward chain. Designed for easy, economical living, the property offers a practical layout extending to approximately 947 sq ft, including a generous lounge, modern kitchen/ dining room, ground-floor WC, three bedrooms, family bathroom and en suite to the principal bedroom. Outside, there is a driveway, attached garage, driveway parking and a generous enclosed rear garden.

One of the real highlights is the open outlook to the rear, with far-reaching views across neighbouring countryside giving the property a much more open feel than many modern development homes. For buyers conscious of ongoing costs, this is an especially appealing proposition. The house benefits from an EPC rating of B, low-maintenance modern construction and a low Council Tax banding (B), helping to keep everyday running costs manageable.

Combined with its excellent condition, there should be very little for a new owner to do beyond moving in and making it their own. An ideal choice for first-time buyers, young families or anyone looking for a modern, affordable and energy-efficient home without the expense or uncertainty of major improvement work. Early viewing is strongly recommended.

Council tax band B / All main services / Low flood risk









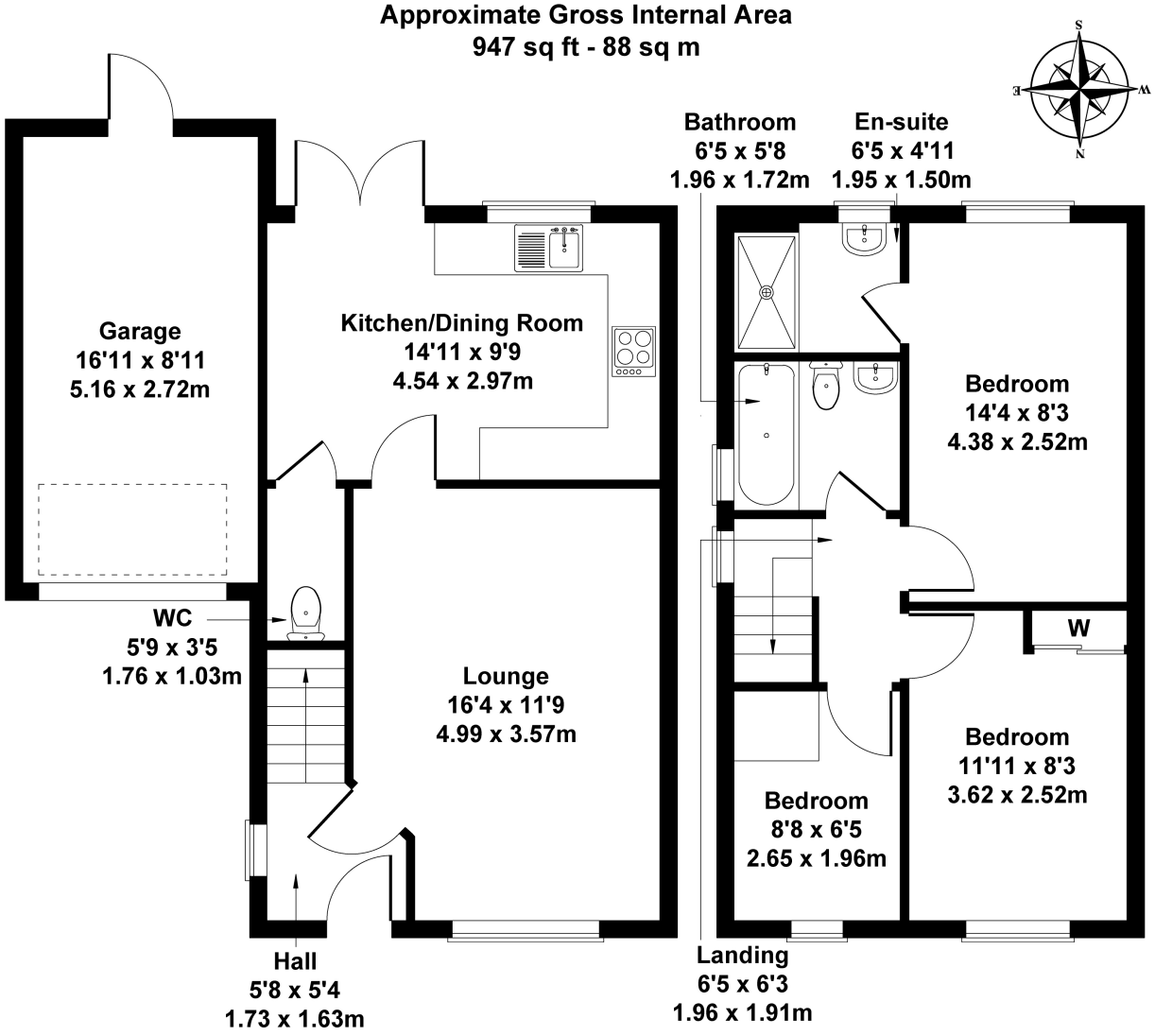






67 Sir Brian Way, Bilsthorpe, Newark, NG22 8GA

Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy performance certificate (EPC)

67 Sir Brian Way BILSTHORPE NG22 8GA	Energy rating **B**	Valid until:	**23 November 2032**
		Certificate number:	**2441-2982-9359-2422-3214**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements