



## 17a Mansfield Road, Edwinstowe

£330,000 Freehold

Individually built detached bungalow with immaculately presented and spacious interior • Three bedrooms, including a main bedroom with en-suite, plus a separate shower room. • Lovely living spaces including a lounge, dining kitchen, conservatory, and utility room. • Prime location in Edwinstowe, near Sherwood Forest, Major Oak, and local village amenities. • EPC RATING:



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email: [enquiries@johnsankey.com](mailto:enquiries@johnsankey.com)

**John Sankey**











## Outside

The property is accessed via a private road shared by three individually built bungalows. A patterned concrete driveway offers ample off-road parking, complemented by a lawned frontage and gated access to the rear garden. The garage, with an up-and-over door, power, and lighting, provides additional practicality. The private rear garden features a paved patio area and a lawn, with gated side access to the front. A rear pathway leads to a pedestrian door into the garage, and there is an outside tap for convenience.

## Additional Information

**Tenure:**Freehold

**Council Tax Band:** D

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



### Ground Floor

Approx. 119.1 sq. metres (1281.5 sq. feet)



Total area: approx. 119.1 sq. metres (1281.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

These brochures have been checked by our clients and are to be used as a guide only. We take no responsibility for any mis-description or omission.



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