



35 BOY LANE | EDWINSTOWE | MANSFIELD | NG21 9RA

BuckleyBrown
ESTATE AGENTS

ONE TO APPRECIATE!!.. You are sure to have a smile on your face from the moment you step inside this incredible three-bedroom property! Boasting a bright and airy, spacious interior that has been kept to an excellent standard throughout, this property is the perfect find for first-time buyers or growing families. The location is superb too, being within the sought-after village of Edwinstowe and nearby to a range of great shops, amenities and the historic Sherwood Forest. The ground floor presents you with a wonderful lounge that has been tastefully decorated throughout. There's a terrific feature fireplace that lends itself perfectly to cosy nights in, whilst the front facing window allows a wealth of natural light through wonderfully. There's ample space for furnishings here, excellent for putting your feet up and relaxing after a long day. Just next door is the equally as impressive kitchen/diner where you'll find a modern range of wall and base units to utilise, along with integrated appliances, ample dining space and French doors leading out to the rear garden. An excellent setting for entertaining guests! The first floor welcomes you to three excellent bedrooms, all of which have been kept to a high standard throughout with lots of flexibility to add your own stamp. You'll also gain access to the family bathroom just off the landing where you'll find a lovely corner bath, separate shower cubicle and spacious storage cupboard. Completing the home perfectly is the low-maintenance rear garden with a decked seating area and a surrounding fence that provides a great degree of privacy. Perfect for enjoying the warmer months with a BBQ! The front of the property also benefits from a private driveway and garage, allowing space for ample off-road parking.

Entrance Hall

With window to the side elevation, stairs leading up to the first floor and access into;

Lounge 14'4" x 21'0"

With a feature fireplace, central heating radiator and window to the front elevation.

Kitchen/Diner 9'7" x 21'0"

Complete with a modern range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated double oven, hob with extractor fan above, integrated dishwasher, wine cooler, kitchen island, space for all essential appliances, kickboard lighting, ample dining space, central heating radiator, window to the side elevation, French doors leading out to the rear elevation and a separate door leading outside.

Landing

With loft access and access into;

Bedroom One 12'0" x 12'0"

With central heating radiator and window to the front elevation.

Bedroom Two 11'11" x 12'0"

With central heating radiator and window to the rear elevation.

Bedroom Three 8'9" x 8'9"

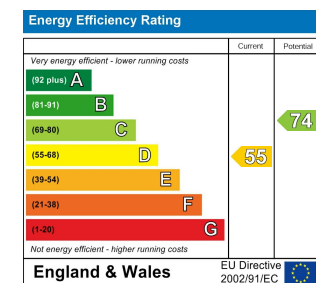
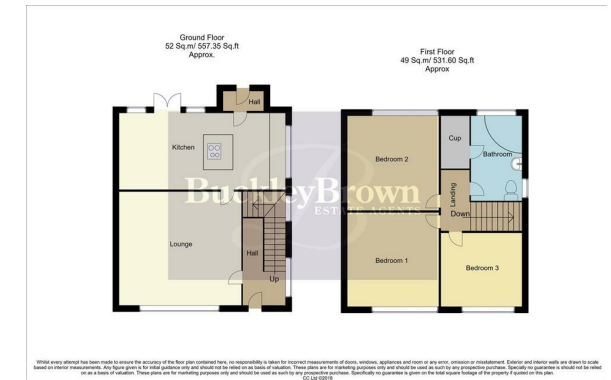
With central heating radiator and window to the front elevation.

Bathroom 5'5" x 12'0"

Complete with a fitted corner bath, walk-in shower cubicle, vanity hand wash basin, chrome heated towel rail, full-height tiling, storage cupboard and opaque windows to the side and rear elevation.

Outside

Featuring a low-maintenance garden with a surrounding fence for additional privacy. To the front of the property is a private driveway and garage, allowing space for off-road parking.



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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.

