



BOY LANE | EDWINSTOWE | MANSFIELD | NG21 9RA



**\*\* NO ONWARD CHAIN!! \*\***

**YOU'RE GOING TO LOVE THIS!!..** Welcoming to the market this excellent three-bedroom property located in the highly popular and sought after village of Edwinstowe, and within close proximity to excellent shops and amenities, including the much-loved and historic Sherwood Forest and Rufford Abbey. The property itself has been kept to a high standard throughout, boasting a well-presented and spacious internal layout that will instantly impress upon viewing.

#### Entrance Hallway

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

#### Living Room

With fitted carpets, central heating radiator, and window to the front elevation. With access into;

#### Kitchen/Diner

Complete with a modern range of high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated eye-level double oven, gas hob with stainless steel extractor fan above, integrated dishwasher, ample dining space, two central heating radiators, downlights, and a window to the rear elevation. With access into;

#### Conservatory

With surrounding windows, and a door leading out to the rear garden.

#### Landing

With access into;

#### Bedroom One

With fitted carpets, central heating radiator, and window to the front elevation.

#### Bedroom Two

With fitted carpets, central heating radiator, and window to the rear elevation.

#### Bedroom Three

With fitted carpets, central heating radiator, and window to the front elevation.

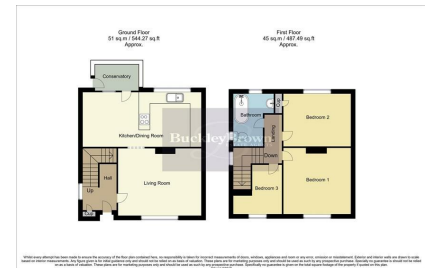
#### Bathroom

Complete with a fitted bath with overhead

shower, low flush WC, vanity hand wash basin, and opaque window to the rear elevation.

#### Outside

Featuring a low-maintenance garden to the rear with a decked seating area, lawn, and a surrounding fence for additional privacy, alongside a detached garage. There's also off-road parking space to the front of the property.



Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
100 (min)	A		84
81-100	B		
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### BuckleyBrown Estate Agents

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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.

