



MANVERS CRESCENT | EDWINSTOWE | MANSFIELD | NG21 9LS

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ESTATE AGENTS

LOVE AT FIRST SIGHT!.. GUIDE PRICE £300,000-£310,000!...Positioned in the sought-after village of Edwinstowe and offering a wealth of nearby amenities, transport links to surrounding areas, and the famous Sherwood Forest! This spacious detached property offers a beautiful presentation, well-planned internal layout, along with a superbly landscaped garden to match.

Let's start with the living room, which is fitted with laminate flooring and a log burner as the main focal point, creating a warm and relaxing ambience for you to put your feet up and relax with friends and family. Here, you'll find ample room for furnishings and homely touches. Together with sliding doors leading into the conservatory. This space is complemented by surrounding windows, allowing ample natural light to flood through. The kitchen is of an excellent size and is equally as impressive. Complete with a range of beautiful shaker-style wall and base units to utilise, along with integrated appliances and a complementary work surface. There is also a handy pantry and plumbing for a washing machine. Completing this floor is a handy WC.

The first floor occupies three double bedrooms, each of which have been lovingly maintained throughout and offer excellent flexibility to add your own mark. You'll even find a wonderful added touch of fitted wardrobes in two of the bedrooms. Furthermore, the stylish bathroom can be found just off the landing, along with a separate WC.

Heading outside, you will be very pleased to find a beautifully landscaped rear garden with a patio seating area, lawn and decking. Along with a fence surround providing privacy. Boasting a great setting for BBQ's and outdoor furniture in the summer! The front of the property also benefits from a driveway, allowing space for ample off-road parking, as well as an integral garage and a low-maintenance frontage.





Entrance Hallway

With laminate flooring, central heating radiator, coving, carpeted staircase leading to the first floor, with access to;

Lounge 11'10" x 19'10"

With laminate flooring, central heating radiator, coving, log burner and window to the front elevation. Together with sliding doors leading out to the rear garden.

Kitchen/Diner 11'9" x 11'10"

Complete with shaker style cabinets, work surface, double integrated ovens, ceramic hob, splash back, extractor fan, inset sink with mixer tap above, space and plumbing for a washing machine, central heating radiator and tiled flooring. There is also a window to the rear elevation and a door leading outside.

Conservatory 12'9" x 12'11"

With laminate flooring, surrounding windows and French doors leading outside.

WC

Fitted with a low flush WC and wash hand basin.

Landing

With carpet to flooring, window to the side elevation and access to;

Bedroom One 10'0" x 13'10"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the side elevation.

Bedroom Two 11'1" x 11'10"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.



Bedroom Three 9'3" x 11'11"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bathroom 4'11" x 9'5"

Complete with a bath, wash hand basin with vanity storage, enclosed shower, modern full height tiling and an opaque window to the rear elevation.

WC

Fitted with a low flush WC, wash hand basin, central heating radiator and an opaque window to the rear elevation.

Outside

With a driveway providing off-street parking, along with an integral garage and gravelled frontage. There is an enclosed garden to the rear with decking, patio seating area, lawn and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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