



Offers In The Region Of £220,000

KING EDWINS CLOSE | EDWINSTOWE | MANSFIELD | NG21 9RH

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ESTATE AGENTS

NO CHAIN!!.. Positioned in the highly regarded village of Edwinstowe and nearby to handy shops and amenities stands this wonderful three-bedroom detached home. Wonderfully presented throughout, this property has been kept to a lovely standard by its current owner and is perfect for any growing family. Let's take a peek inside..

As soon as you walk through the front door you will be lead into a lovely kitchen, which comes complete with a range of matching units and cabinetry. Now let's head further where you will find a fantastic living room which is of a brilliant size and currently lends itself very well as a lounge/diner where you'll find plenty of flexibility to add your own furnishings and homely touches. This room is filled with ample natural light and also benefits from a set of siding doors leading out onto the garden!

The first floor presents three well-proportioned bedrooms, all of which offer a cosy space to relax. Each have carpeted flooring and plenty of versatility that will suit any buyer's needs. The family bathroom can also be found just off the landing and completes the floor with a modern three piece suite in white.

Heading outside, you will be pleased to find an excellent, low-maintenance front garden with a driveway and integral garage to the front of the property. The rear garden is mainly laid to lawn with fence surround, offering a degree of privacy, as well as a paved patio seating area, providing the perfect BBQ spot for you to enjoy in the Summer!

Call now to arrange a viewing!





### Hallway

With staircase leading to the first floor and access to;

### Kitchen 6'0" x 11'1"

Complete with a range of matching units and cabinetry with complementary work surface over and inset sink and drainer. There is an integrated hob, as well as space for an oven, plumbing for a washing machine/tumble dryer. With dual aspect windows to the front and side elevation

### Living Room 11'9" x 17'6"

Brilliant sized room which currently lends itself very well as an open plan lounge/diner, offering plenty of versatility and benefits from a window to the rear overlooking the garden, allowing for

ample natural light to flood through, as well as a set of double doors leading out onto the garden for added convenience.

### Landing

With access to;

### Bedroom One 9'6" x 11'3"

With window to the front elevation

### Bedroom Two 8'1" x 12'0"

With window to the rear elevation

### Bedroom Three 6'7" x 9'1"

With window to the rear elevation

### Bathroom 5'11" x 10'10"

Complete with a three piece suite in white with bath, low flush WC, wash hand basin, a cupboard for additional storage and a window to the front elevation

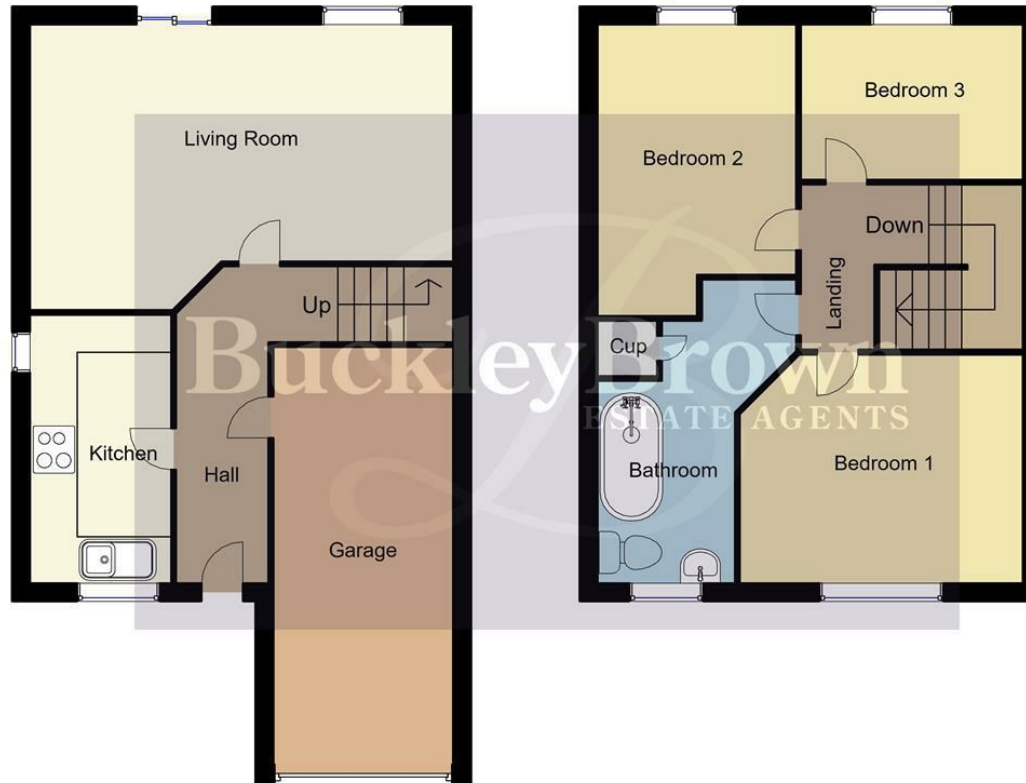
### Outside

With a driveway to the front which in turn leads to the integral garage, there is also a lawn and gravelled border to the edge of the path leading to the front door. The rear garden is mainly laid to lawn with fence surround and mature planted borders, as well as a paved patio seating area. There is a shed for additional storage



Ground Floor  
46 sq.m / 494.32 sq.ft  
Approx.

First Floor  
40 sq.m / 434.60 sq.ft  
Approx.

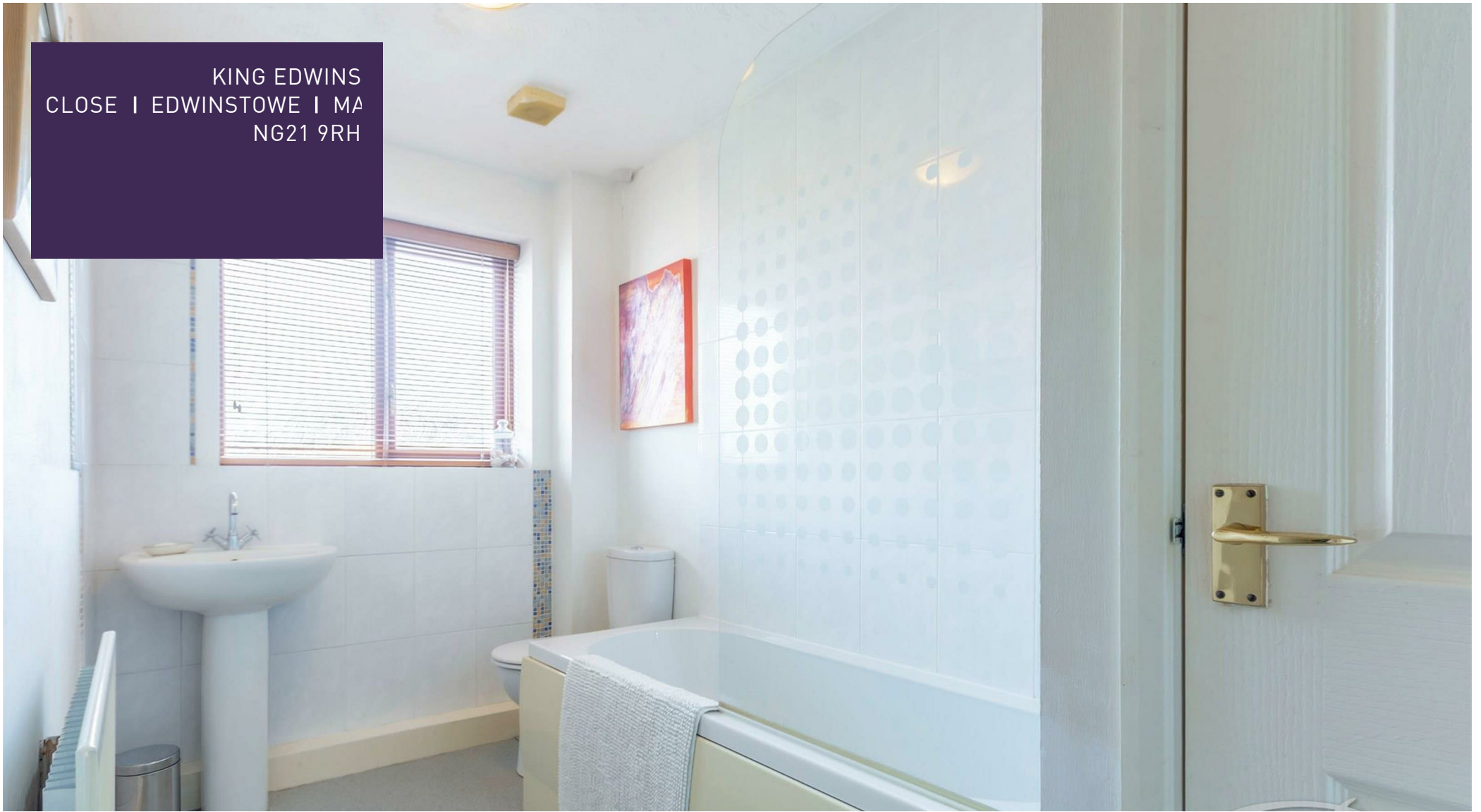


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

KING EDWINS  
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