



£500,000 Freehold

BOUNDARY HOUSE SANDY LANE | EDWINSTOWE | MANSFIELD | NG21 9HZ

**BuckleyBrown**  
ESTATE AGENTS



ANNEXE ATTACHED! Located within the beautiful village of Edwinstowe, there is definitely more than meets the eye about this charming and characterful detached property which stands beautifully with a well-maintained driveway, offering impressive parking for 5 cars and includes a large cabin.

The property hosts an attached self-contained annexe with internal door linking to main property. The Annexe provides open-plan living including a spacious kitchen with integrated appliances, and a living room with stylish flooring and delightful French doors leading onto the garden. Upstairs, you will find a spacious bathroom with walk-in shower and large bedroom offering delightful views of the garden - ideal for guests or relatives to stay in with its included mobility stairlift.

In the main house, the entrance hallway leads to an inviting lounge with log burner which stands beautifully whilst adding character and warmth. Moving through the delightful dining room, the perfect spot to invite the family over for a Sunday roast, you will find a large fitted kitchen, comprising exposed ceiling beams creating a traditional twist, with neighbouring utility room and downstairs W/C and laundry room. The ground floor has the bonus of a good-sized snug room which is a very versatile space.

Moving upstairs, from the landing you'll have access to three impressive double bedrooms, one of which offers a surprise dressing room, currently used as a fourth double bedroom. Excellent space and flexibility are abundant to add your own stamp. The modern bathroom is outstanding with a step leading up to a freestanding bath with garden views to watch the sunset, large walk-in shower, W/C and hand wash basin with vanity unit!

The outside complements the property perfectly and presents a well-maintained and private rear garden with a patio seating area adjacent to a pond. There is also a large summer house with electricity and a cluster of outhouses for storage, garden shed and greenhouse.







**Hall**  
With access to;

**Dining Room 10'4" x 12'1"**  
With window to front elevation.

**Kitchen 14'0" x 12'1"**  
A range of cabinets with work surface over, with a bay window to front elevation.

**Utility 6'11" x 6'1"**  
With window to rear elevation and side door.

**Snug 12'0" x 12'1"**  
With dual aspect windows.

**Living Room 13'7" x 12'0"**  
With windows to side elevation.

**WC**  
Including hand wash basin and low flush WC.

**Landing**  
With access to;

**Bedroom Two 12'0" x 12'1"**  
Window to front elevation.

**Bedroom Three 12'0" x 12'0"**  
Window to side elevation.

**Bedroom Four 12'0" x 12'1"**  
Window to front and rear elevation.

**Dressing Room 8'0" x 12'1"**  
Windows to front and rear elevation.

**Annexe**

**Living Room 12'0" x 9'4"**  
With laminate flooring, windows to rear elevation and french door access to side.

**Kitchen 8'1" x 16'4"**  
A range of cabinets with work surface over, with window to side elevation.

**Bedroom One 17'7" x 16'6"**  
With carpeted flooring and windows to side elevation.

**Ensuite 8'0" x 9'4"**  
Including a four piece suite.









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 purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
 G/C Ltd 62018

**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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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