



FRIEND LANE | EDWINSTOWE | MANSFIELD | NG21 9QZ

BuckleyBrown
ESTATE AGENTS

YOUR FOREVER HOME WITH NO CHAIN!! Prepare to fall head over heels for this two-bedroom bungalow, which boasts incredible accommodation throughout. Comprising a well-presented and spacious interior, this property has been kept to a fantastic standard by its current owner and is guaranteed to impress upon viewing! Let's take a look inside..

As you walk inside, you will first of all be welcomed into the family lounge, hosting ample space for homely furnishings. Through to the dining room, you will find the large bay window allows plenty of natural light to fill the room. The kitchen is fitted with cabinetry and units, together with space for appliances.

From the inner hallway, you will be impressed by the size of both bedrooms. There is so much space to get creative here! The bathroom hosts a three-piece suite with a shower over the bath. This home has been lovingly maintained by its owners and has so much potential to make the perfect forever home!

Heading outside, you will discover a delightful and large rear garden, complete with a well-maintained lawn and fabulously groomed bushes surrounding. There is a fantastic area to socialise with family and friends! To the front of the property offers a driveway, providing off road parking for multiple cars. You don't want to miss out on this home, so call now to arrange a viewing!





Hall

With access to;

Living Room 11'10" x 11'11"

With a bay window to front elevation.

Dining Room 10'4" x 11'10"

With a bay window to rear elevation.

Kitchen 6'3" x 11'11"

With door access to the side and window to rear elevation.

Bedroom One 9'3" x 11'11"

With window to front elevation.

Bedroom Two 9'6" x 11'11"

With window to side elevation.

Bathroom 5'10" x 8'5"

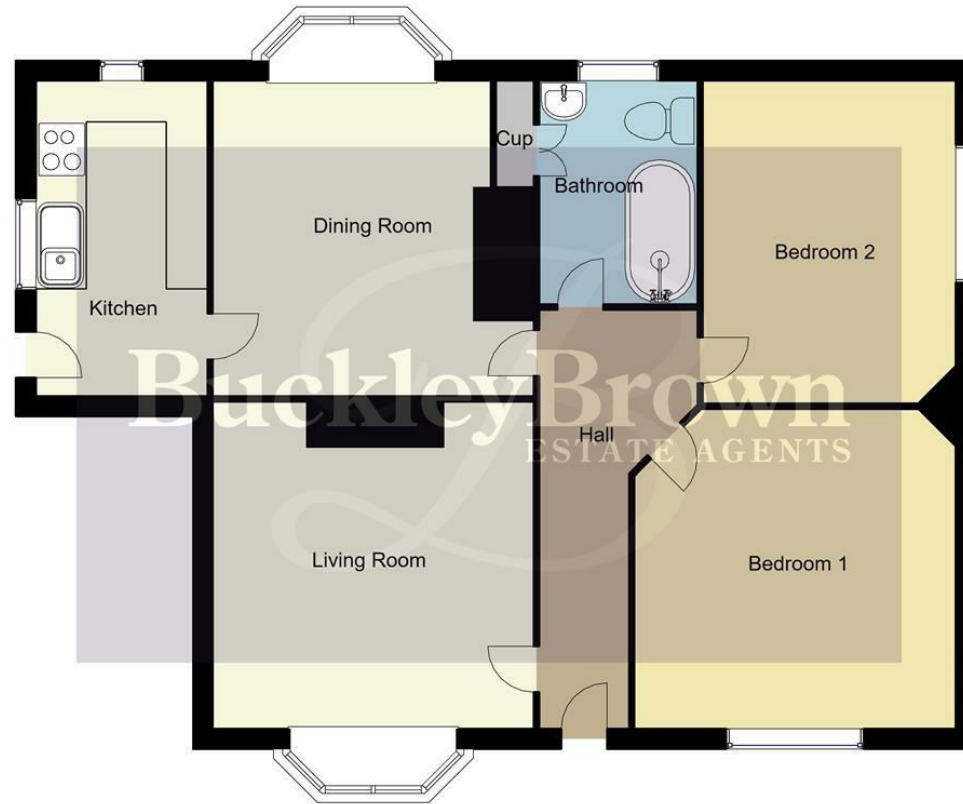
Including a three piece suite. With window to rear elevation.

Outside

Including a well-maintained lawn to the rear. With gated access and parking for multiple cars to the front.



Ground Floor:
72Sq.MT/775Sq.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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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