



CHURCH STREET | EDWINSTOWE | MANSFIELD | NG21 9QA

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OOZING TRADITIONAL CHARACTER!.. We proudly welcome you to this two-bedroomed charming period cottage, located in the wonderful and sought-after village of Edwinstowe and within very close proximity of nearby shops, amenities and local attractions including Sherwood Forest and Rufford Abbey. The property itself is full of charm, and presents a spacious internal layout, with a neutral colour palette that makes it easy for you to add your own stamp. Let's take a look inside..

Upon entry, you will be welcomed into a spacious lounge where you can kick off your shoes and unwind after a long day! There's ample space for furnishings here, along with a wealth of natural light that flows through wonderfully. Just next door is the kitchen where you'll find a range of units, along with space for all essential appliances, and this leads through to a porch, providing additional storage space for appliances and dry goods.

Head upstairs where you will find a fantastic sized double bedroom, allowing plenty of space and versatility to add homely furnishings and really create your ideal space for relaxing and resting. The bathroom can also be found just off the landing and comprises of an impressive three-piece suite including a fitted bath with a shower above. The second bedroom can be found on the second floor and is equally as impressive in size, allowing lots of space to really make your own.

The outside space presents handy off-road parking towards the rear of the property. Call now to arrange a viewing!





### Hall

With access to;

### Kitchen 5'5" x 8'5"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

### Dining Room 7'4" x 9'2"

With access to;

### Living Room 13'8" x 14'2"

With dual aspect windows.

### Landing

With access to;

### Bedroom One 13'8" x 14'2"

With window to front elevation.

### Bedroom Two 13'8" x 13'8"

With window to side elevation.

### Bathroom 8'3" x 13'5"

Including a three-piece suite with a free-standing bath, hand wash basin and low flush WC.

### Outside

Featuring off-street parking to the rear of the property.



Ground Floor  
37sq.m / 403.47sq.ft  
Approx.



First Floor  
32sq.m / 344.80sq.ft  
Approx.



Second Floor  
19sq.m / 208.39sq.ft  
Approx.



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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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(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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