



£260,000

HENTON ROAD | EDWINSTOWE | MANSFIELD | NG21 9LD

BuckleyBrown
ESTATE AGENTS

EASY LIVING!.. Introducing this three-bedroom dormer bungalow! Located within Edwinstowe and nearby to a range of shops, amenities and excellent commuter links that make it easy to travel to neighbouring towns and cities. This property offers ample space for modernisation to make it your own. Lets take a look inside...

Starting with the spacious living room which is fitted with dual aspect windows allowing a wealth of natural daylight to flow through. Flowing through to the open plan kitchen/dining room which is just next door and comes complete with a range of matching cabinets and appliances. Not to forget the breakfast bar along with a generous amount of space for furniture. The kitchen also gives access to the front of the property and a light and airy conservatory to the rear.

As you walk further you will find two bedrooms both having the benefit of built in wardrobes for added convenience. The bathroom is just off the hallway and comprises of a four piece suite. Additionally upstairs you will find another bedroom. What's not to love!

Heading outside, this bungalow comes with a gated entrance and garage. The garden provides a generous patio seating area along with an artificial lawn, you wont need to touch a thing! To the front of the property also benefits from an impressive-sized driveway that allows parking space for one car. Call now to book a viewing!!





Porch

With windows to the front, side and rear elevation with access to;

Living Room 14'0" x 19'0"

With dual aspect windows to the front and side of the property.

Dining Room 8'8" x 10'5"

Versatile area open plan to the kitchen.

Kitchen 10'3" x 17'1"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and breakfast bar feature. Fitted with a window and external door to the front elevation.

Conservatory 9'2" x 9'8"

With surrounding windows overlooking the garden and sliding doors to the rear.

Inner Hallway

With storage cupboards and access to;

Bedroom One 9'0" x 15'4"

With laminate flooring, central heating flooring, built in wardrobes and a window to the rear elevation.

Bedroom Three 9'0" x 10'4"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

Bathroom 9'1" x 9'10"

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window fitted to the rear elevation.

Bedroom Two 10'9" x 12'5"

With laminate flooring, central heating radiator and a window to the rear elevation.

Garage 8'5" x 16'7"

Accessible from the front elevation with a window and external door to the side.

Outside

Gated frontage with a private driveway, garage and lawn. To the rear you will find a low-maintenance artificial lawn with a paved/patio seating area.





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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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