



£270,000

MILL LANE | EDWINSTOWE | MANSFIELD | NG21 9QY

BuckleyBrown
ESTATE AGENTS

FANTASTIC FAMILY HOME!...Situated in the village of Edwinstowe, is this beautifully maintained home offering a spacious and wonderful layout. This delightful residence is conveniently situated near the village's high street, offering easy access to local amenities, commuting links, and the historic Sherwood Forest, making it perfect for both daily living and leisurely days out.

The ground floor features a welcoming living room with a bay-fronted window, which floods the room with natural light, creating a bright and airy atmosphere. The addition of a multi-fuel burner enhances the warmth and charm of this space. The open-plan kitchen/dining room is fitted with a range of wall and base units that provide ample storage. The design allows for a seamless flow between the kitchen and dining area, with a door leading out to the rear garden, ideal for indoor-outdoor living.

On the first floor, the home boasts three bedrooms, with the master bedroom offering generous space and overlooking the scenic views of the garden. The remaining two bedrooms are also well-sized, perfect for family members or guests. A modern family bathroom completes this floor, with both a bath and overhead shower.

Externally, the property features a driveway providing convenient off-road parking, as well as a detached garage that offers additional storage or potential for other uses. The rear garden is a standout feature, beautifully established with a lawn, mature shrubs, and a lovely patio area for outdoor seating. The garden backs onto serene views of a paddock and the River Maun, offering a delightful spot to unwind and read a book.

This home also benefits from being offered to the market with no chain!





Living Room 12'8" x 12'9"
 With original wood flooring, multi-fuel burner with tiled surround, fitted shelving and a bay window to the front elevation.

Kitchen/Dining Room 16'3" x 17'1"
 Fitted with wall and base units, work surface, integrated oven, gas hob, tiled walls, space and plumbing for the washing machine which will be included in the sale, down lights and dual aspect windows. With central heating radiator, tiled flooring and a door leading outside.

Bedroom One 9'11" x 16'0"
 With central heating radiator, storage cupboard and window to the front elevation.

Bedroom Two 9'11" x 11'9"
 With a central heating radiator and window to the rear elevation.

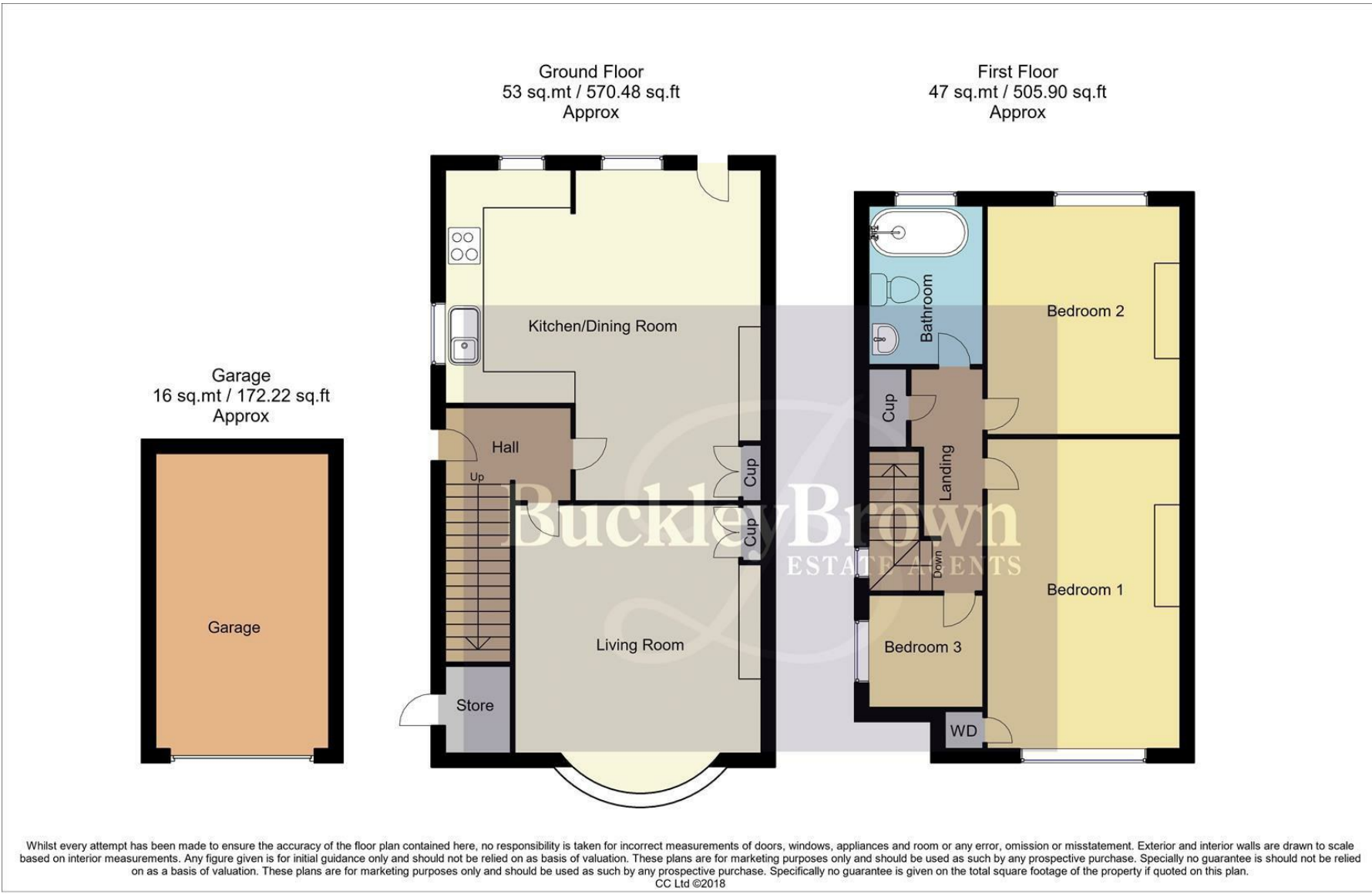
Bedroom Three
 With a window to the side elevation. This space works wonderfully as a home office.

Bathroom 5'10" x 8'2"
 Complete with a bath, overhead

shower, low flush WC, wash hand basin, chrome heated towel rail and an opaque window.

Outside
 With a driveway providing convenient off-road parking. There is a beautifully established garden to the rear with a lawn, patio seating area, mature shrubbery and wonderful views. Together with a handy garage which can be utilised for additional storage.





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			83
(81-91) B		70	
(69-80) C			
(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	

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