



£190,000

70 TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RX

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ESTATE AGENTS

LOVING FAMILY HOME!...Comprising of generous proportions, an ideal layout and accommodation finished to a superb standard throughout. The location is also excellent, positioned in a highly sought-after location in Edwinstowe with amenities and the high street near by, occupying a delightful plot the whole family will love!

The ground floor boasts a spacious lounge with plenty of space for all of your homely furnishings along with patio doors and a box window letting in a flood of light. There is also the bonus of a second reception room which would make the perfect dining room for inviting guests over and hosting dinner parties. Through to the stunning kitchen which comes complete with a range of matching units and cabinetry, an inset sink and space for integrated appliances. The ground floor is complete with a handy storage cupboard and a WC for added convenience.

Heading upstairs, you will be welcomed to four well-maintained and proportioned bedrooms. The master bedroom benefits from its own private ensuite facility, what's not to love? Furthermore, you'll find a generously sized family bathroom.

The garden complements the home perfectly with a spacious lawn to the rear with a patio seating area, turfed lawn and fence surround. A perfect setting to take advantage of with family and friends. This property also has the advantage of coming with a generous sized garage, perfect for storage or a car!... Don't miss this opportunity, call us now to arrange a viewing.





Hall

Spacious hallway with laminate flooring.

Living Room 10'10" x 17'9"

Generous sized living room with laminate flooring, central heating radiator, a box window to the front and patio doors to the rear elevation.

Dining Room 7'10" x 11'3"

Ample space for your desired dining furniture, central heating radiator and a box window to the side elevation.

Kitchen 9'4" x 11'1"

Matching wooden cabinets with ample work top space above, space for integrated appliances, an inset sink, tiled floor and a window to the back elevation.

WC

Two piece suite with low flush WC and hand wash basin.

Cupboard

Ample storage space.

Landing

With access to all first floor rooms.

Bedroom One 9'3" x 10'9"

Carpeted bedroom with central heating radiator, ample room for your desired furniture and a window to the side elevation.

En Suite

Three piece suite with low flush WC, walk in shower and a hand wash basin.

Bedroom Two 9'3" x 11'0"

Carpeted bedroom with central heating

radiator, ample room for your desired furniture and a window to the front elevation.

Bedroom Three 7'8" x 8'2"

Carpeted bedroom with central heating radiator, ample room for your desired furniture and a window to the back elevation.

Bedroom Four 10'2" x 10'2"

Carpeted bedroom with central heating radiator, ample room for your desired furniture and a window to the front elevation.

Bathroom

Three piece bathroom with a bath, low flush WC and hand wash basin.

Garage 8'7" x 17'10"

Ample storage space with two access points.

Outside

You will find a private rear garden with a turfed lawn- making it easy to maintain and a patio area. To the front elevation you will find a well maintained front garden with off street parking.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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