

£190,000 70 TRINITY ROAD I EDWINSTOWE I MANSFIELD I NG21 9RX



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 buy, 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 flsuh 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.

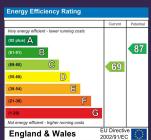
Garage 8'7" x 17'10" Ample storage space with two access points.

Outside

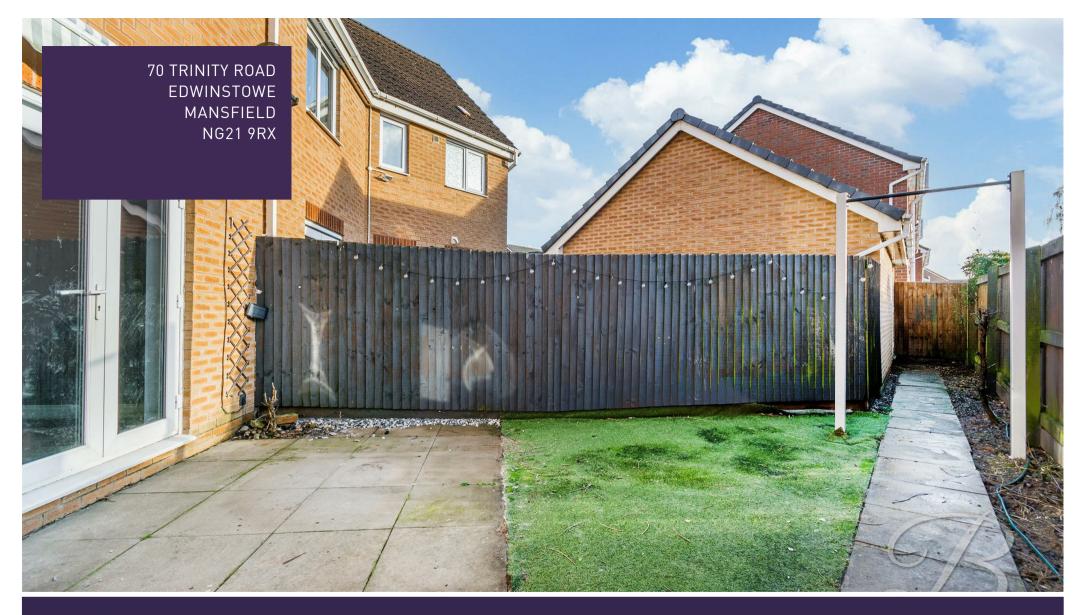
You will find a private rear garden with a turfed lawn- making it easy to maintain and a patio area. To the front elevation you will find a well maintained front garden with off street parking.







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.



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