



Offers Around £275,000 Freehold

14 OLD STATION YARD OCCUPATION LANE | EDWINSTOWE | MANSFIELD | NG21 9HR

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IDEAL FAMILY HOME!.. We can't wait to show you around this amazing three-bedroom end-terrace property, positioned in the sought-after residential location of Edwinstowe. Situated nearby to excellent shops and amenities including parks, schools, and commuter links, this property is perfectly suited to growing families! The property itself boasts a spacious and well-presented interior, with modern accommodation set upon three floors and benefitting from excellent upgraded carpets, fitted wardrobes and an en suite. Let's head inside..

The ground floor welcomes you to a beautiful bright and airy bedroom/office area. This is currently being utilised as an office but its patio doors to the rear garden gives it so much potential to become more. On the ground floor you will also find a handy utility area consisting of an inset sink, storage and worktops as well as a cupboard and downstairs WC.

The first floor features a spacious and versatile open-plan layout that seamlessly combines three key areas: a well-equipped kitchen with integrated appliances, a stylish dining area with a charming Juliet balcony, and a bright, airy living/lounge space that also benefits from its own Juliet balcony.

The top floor offers two generously sized and versatile bedrooms, both beautifully decorated and featuring fitted wardrobes. The master bedroom enjoys the added luxury of its own en suite, while a sleek and modern three-piece bathroom completes this level.

Heading outside, you will be pleased to find a nicely sized garden to the rear with a well-maintained lawn and surreal views of the fields where you can enjoy spending time in the sunny months along with a gorgeous patio area perfect for hosting. The property also benefits from a private driveway and a garage! Could this be your dream family home? call up today to arrange a viewing!





Hall

Laminate flooring, spacious hallway with access to all ground floor rooms.

Bedroom Three/Office Space

Carpeted room with central heating radiator and patio doors leading out to the rear garden. This space is currently being used as an office but has a lot of versatility.

Utility 6'3" x 7'0"

Ideal utility room with inset sink and cupboards with worktops above. Door to the rear elevation.

WC

Low flush WC and hand wash basin.

Hall

First floor hallway.

Kitchen/Dining Room 16'0" x 10'6"

Spacious open plan kitchen/dining room with matching cabinets and wooden worktop space above, integrated appliances such as an oven and gas hob and inset sink. Space for appliances and window to the rear elevation. Towards the dining area you will find a Juliet balcony and space for your desired dining furniture along with carpeted floors and central heating radiator.

Living Room 16'0" x 10'7"

the living room is open plan with the dining room/kitchen. It has a central heating radiator and a Juliet balcony with a window to the front elevation.

Landing

Landing with access into all second floor rooms.



Bedroom One 16'0" x 10'7"

Carpeted flooring with central heating radiator, built in wardrobes and a window to the front elevation. Access to its own en suite.

En Suite 9'4" x 5'1"

Three piece en suite with shower, hand wash basin and low flush wc.

Bedroom Two/Office

Carpeted flooring with central heating radiator, built in wardrobes and a window to the rear elevation.

Bathroom 6'2" x 8'2"

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

Outside

Driveway with room for one car and access to a garage. To the rear you will find a well landscaped private garden with a raised lawn area and a decorative patio with a pergola.

Garage 8'6" x 16'8"

Garage with ample room for storage or a vehicle.









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		84	
(81-91) B	77		
(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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