



Offers Over £325,000

LANSBURY ROAD | EDWINSTOWE | MANSFIELD | NG21 9QH

**BuckleyBrown**  
ESTATE AGENTS



## BEAUTIFULLY PRESENTED!...

Situated in the sought-after village of Edwinstowe, this exceptional four-bedroom semi-detached property has been fully refurbished throughout and thoughtfully extended to offer spacious, modern living with high-end finishes and versatile accommodation.

Upon entry, a light-filled porch and welcoming hallway lead to a convenient downstairs shower room, followed by a stunning open-plan kitchen, living, and dining area. The stylish kitchen is fitted with a range of matching shaker-style cabinets, an inset sink with drainer positioned beneath rear-facing windows, and sleek integrated appliances for a seamless finish. Either side of the kitchen are two expansive reception areas, flooded with natural light from multiple windows. One side benefits from dual-aspect views, while the other offers patio doors opening to the garden and a decorative feature fireplace, creating a cosy focal point. Both spaces are ideal for family living or entertaining guests.

Completing the ground floor is a highly versatile downstairs bedroom offering excellent natural light and private access. Complete with a front-facing window and patio doors opening to both the front and rear gardens, along with a three piece en suite, making it ideal for guests or multigenerational living.

Upstairs, the home boasts three generous bedrooms, all offering a blank canvas, ready for personalisation. Additionally, there is a modern family bathroom located just off the landing.

The rear garden is truly outstanding—professionally landscaped and designed for comfort and style. Tiled areas are perfect for outdoor dining and relaxation, complemented by an artificial lawn and attractive planting. A versatile outhouse and a luxurious sauna further enhance the garden's appeal, offering year-round enjoyment. Not to mention the front of the property showcases an electric gated entrance to the driveway, ensuring privacy & security at all times!

Call our team today to arrange a viewing!





**Porch**  
Windows to the front, side and rear, creating a bright and airy entrance. Leading access through to the main hall.

**Hallway**  
Generous sized entrance hallway with a built in cupboard, stairs leading to the first floor and further access to;

**Shower Room 5'4" x 8'2"**  
Convenient downstairs shower room including a three piece suite, with a hand wash basin, low flush WC and a shower.

**Kitchen/Living/Dining Room 34'11" x 16'10"**  
This beautifully designed open-plan kitchen, living, and dining area strikes a perfect balance between spaciousness and defined zones. At the heart of the space lies a well-appointed kitchen, complete with an array of matching shaker-style cabinets offering both charm and practicality. An inset sink with drainer sits beneath rear-facing windows that frame delightful views of the garden, while sleek, integrated appliances ensure a seamless and uncluttered finish. On either side of the kitchen there are expansive reception spaces with natural light from windows one also benefitting from patio doors. One side also boasts a decorative feature fireplace providing a cosy focal point. Both spaces provide an ideal spot for relaxed entertaining or everyday family living.

**Bedroom One 11'6" x 18'4"**  
A highly versatile and convenient downstairs bedroom, ideal for guests, featuring excellent natural light and private access. This

well-proportioned room is fitted with a window to the front, as well as patio doors opening both to the front and rear, creating a seamless indoor-outdoor flow. The room is further enhanced by its own en suite, providing added practicality.

**En Suite 3'7" x 9'9"**  
Neutral three piece suite comprising of a hand wash basin, low flush WC and a shower. Additional access to and from the garden via an external door to the side.

**Landing**  
With a window to the rear and further access to;

**Bedroom Two 12'1" x 10'11"**  
Laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 11'10" x 10'9"**  
Laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Four 11'10" x 7'6"**  
Laminate flooring, central heating radiator and a window to the rear elevation.

**Bathroom 8'9" x 5'6"**  
Stunning family bathroom located just off the landing, consisting of a hand wash basin, low flush WC and a bath with an overhead shower.

**Outhouse 21'7" x 8'10"**  
This charming outhouse offers an open-plan kitchen and living space, perfect for summer entertaining or relaxed garden living. Thoughtfully designed, the kitchen area features a stylish range of cabinets, an inset sink with drainer, and integrated appliances, providing both functionality and a sleek finish. Large windows and sliding doors to the front flood the space with natural light and offer easy access to the outdoors, while additional patio doors to the side enhance the indoor-outdoor flow. Whether used as a summer retreat, guest accommodation, or a tranquil workspace, this versatile space is designed for comfort and convenience in all seasons.

**Sauna**  
An inviting swedish sauna, finished with natural wood and designed for maximum relaxation. Featuring tiered bench seating and an efficient heater, it offers a perfect space to unwind and enjoy the benefits of heat therapy in the comfort of your own home. Benefits from multiple settings such as traditional and infrared.

**Boiler Room**  
Dual boiler room accessible from the rear garden containing a gas combi boiler and an electric combi boiler. This allows you to chose whether you would like to use whether that is both or one at a time.

**Outside**  
A truly outstanding rear garden, beautifully landscaped to combine style and comfort. Stylish tiled areas provide a sleek,

modern finish, complemented by several inviting seating areas ideal for dining or relaxing. An artificial lawn adds a touch of greenery, while decorative shrubs and thoughtful planting enhance the overall charm. The garden also boasts a versatile outhouse and a luxurious sauna, offering year-round appeal. The front of the property offers both security and privacy, accessed via an electric gated entrance that opens onto a generous tarmac driveway with ample parking. Enhancing the home's efficiency, the roof is fitted with solar panels which are owned outright—providing a sustainable energy source and long-term savings. The front of the property also features LED lighting on sensors along with an electric car charging point.

**Additional Features**  
This property also benefits from air conditioning throughout as well as the outhouse.







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. Specifically 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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**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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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