



£350,000 Freehold

8 BOY LANE | EDWINSTOWE | MANSFIELD | NG21 9RA

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ESTATE AGENTS



## SPACE, STYLE AND LOCATION!!...

Located in the ever-popular village of Edwinstowe, this beautifully maintained four-bedroom detached home offers the perfect combination of space, style, and modern family living. Situated in a quiet residential area close to local amenities, woodland walks, and well-regarded schools, this property is ideal for those seeking a forever home in a sought-after location.

Step inside and you're greeted by a bright and airy dining room, complete with a charming bay window and neutral décor – perfect for family meals or formal entertaining. The adjacent living room is equally inviting, featuring a cosy fireplace and double sliding doors that lead into a spacious conservatory, ideal for enjoying the garden all year round. The well-appointed kitchen boasts a range of modern units, integrated appliances, and an inset sink, offering both style and practicality in equal measure.

Upstairs, the property continues to impress with four well-sized bedrooms. The master bedroom benefits from its own en-suite, while two further bedrooms come complete with built-in wardrobes. A modern family bathroom just off the landing completes the first-floor layout, with every room beautifully maintained and thoughtfully presented throughout.

Outside, the rear garden is a true highlight, featuring a neatly manicured lawn, established shrubs, and a patio seating area perfect for alfresco dining or relaxing with friends and family. To the front, there's a driveway providing ample parking and a tidy lawned garden, creating an excellent first impression.

This is a property that truly ticks all the boxes – generous space, immaculate presentation, and a fantastic location. Don't miss your chance to make this house your home!

Call today to arrange a viewing.





#### Hall

With access to;

#### Dining Room 8'9" x 13'6"

Complete with carpeted flooring, central heating radiator and a bay window to front elevation.

#### Living Room 12'3" x 14'5"

Complete with carpeted flooring, central heating radiator and a feature fireplace. With sliding double doors to the rear leading into the conservatory.

#### Kitchen 9'6" x 14'2"

Complete with a modern range of units and cabinetry, an inset sink and drainer with integrated appliances fitted. Including laminate flooring and a window to the rear elevation with an external door to the side elevation.

#### Conservatory 9'4" x 12'2"

Complete with windows surrounding and laminate flooring. With french doors to side elevation.

#### Landing

With access to;

#### Bedroom One 11'3" x 13'9"

Complete with carpeted flooring, central heating radiator and window to rear elevation.

#### Bedroom Two 10'2" x 9'11"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Three 8'7" x 11'3"

Complete with carpeted flooring, central heating radiator and window to rear elevation.

#### Bedroom Four 6'9" x 11'2"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bathroom 5'11" x 7'8"

Complete with a three-piece suite. Including a hand wash basin, low flush WC and bath tub. With window to side elevation.

#### Ensuite 3'7" x 7'8"

Complete with a three-piece suite. Including a hand wash basin, low flush WC and shower cubicle. With window to side elevation.

#### Outside

The rear garden hosts a lovely lawn and planted shrubs surrounding. To the side

hosts a patio seating area for alfresco dining. The front offers a driveway and a well maintained lawn.









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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**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(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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