



Guide Price £270,000 Freehold

12 BEVIN PLACE | EDWINSTOWE | MANSFIELD | NG21 9TB

**BuckleyBrown**  
ESTATE AGENTS



## AN IMPRESSIVE PLOT!!

Are you in search of a beautifully presented three bedroom semi-detached home located in the sought-after village of Edwinstowe? You are going to LOVE this property! Set across three spacious storeys, this home boasts an impressive layout, stylish interiors and plenty of room for all the family. Let's take a look around...

As you step inside, you'll be welcomed into a fantastic open-plan kitchen/living/dining space that offers the perfect blend of style and functionality. The kitchen is fitted with a modern range of cabinets and units, complete with generous work surfaces, an inset sink, and integrated appliances — ideal for those who love to cook and entertain. There's ample space for a large dining table and chairs, and the layout even allows room for a two-seater sofa to create a cosy living area.

At the rear, you'll find a stunning garden pod with French doors that lead directly out onto the rear garden — perfect for sunny days and weekend get-togethers! Completing the ground floor is a versatile office space, currently used as a home workspace, and a handy downstairs WC for added convenience.

The first floor accommodates two generous bedrooms, with the master bedroom benefiting from its own private en-suite and built-in wardrobes, offering that added touch of luxury.

On the second floor, you'll find two more impressive and versatile bedrooms, both boasting great proportions and plenty of natural light — ideal for growing families, guests, or additional work-from-home space. This floor is completed by the family bathroom, which features a stylish three-piece suite, perfect for relaxing after a long day.

Let's step outside...

The rear garden is private and well maintained, featuring a neat lawn area and paved patio — ideal for summer BBQs or unwinding with a morning coffee. The front of the property boasts a driveway, offering convenient off-street parking.

Call today to arrange a viewing.





#### Hall

With access to;

#### Lounge/diner 13'7" x 10'1"

Complete with laminate flooring, central heating radiator and a pod with french doors to rear elevation.

#### Kitchen 6'3" x 10'0"

Complete with a modern range of units and cabinetry with work surfaces above. Including integrated appliances and an inset sink.

#### Office 6'3" x 8'0"

Complete with laminate flooring, central heating radiator and window to side elevation.

#### Landing

With access to;

#### Bedroom One 11'8" x 10'9"

Complete with carpeted flooring, central heating radiator, fitted wardrobes and windows to front elevation.

#### Bedroom Two 13'7" x 10'11"

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

#### Ensuite 6'0" x 6'5"

Complete with a three piece suite.

#### Hall

With access to;

#### Bedroom Three 13'7" x 12'5"

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



#### Bedroom Four 13'7" x 10'9"

Complete with carpeted flooring, central heating and skylight windows.

#### Bathroom 6'0" x 6'6"

Including a three piece suite with a shower above the bath.

#### Outside

The rear garden hosts a patio area and a well maintained lawn with fence surrounding. To the front hosts and driveway providing 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.

CC Ltd ©2018

**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>85</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>95</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



12 BEVIN PLACE  
EDWINSTOWE  
MANSFIELD  
NG21 9TB



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**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.

**BuckleyBrown**  
ESTATE AGENTS