



£1,100 Per Month

36 MILL LANE | EDWINSTOWE | MANSFIELD | NG21 9QY

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!...

This exceptional property is bursting with character, charm, and generous living space throughout, located in the stunning village of Edwinstowe, just a stone's throw from the High Street and all local amenities. Upon entering, you are welcomed into a spacious and inviting hall, setting the tone for the rest of this delightful home.

The property offers two well-proportioned bedrooms, including a master with a stylish en-suite, providing privacy and convenience. The family bathroom features a luxurious four-piece suite, combining elegance with practicality.

Upstairs, the kitchen truly serves as the heart of the home—a perfect space for cooking and entertaining, with plentiful cabinetry, extensive worktop space, and a layout designed for ease of use. Both the kitchen and living room enjoy double-aspect views, flooding the space with natural light. The living room also benefits from a Juliet balcony and exposed ceiling beams, adding a rustic and characterful touch to this bright and welcoming environment.

The exterior of the property is equally impressive. A river runs alongside the garden, adding a tranquil and picturesque backdrop. The garden itself is laid to lawn, offering plenty of space for outdoor activities, while a patio seating area with a pergola provides the perfect setting for alfresco dining. Additionally, there is a shed and two brick-built outbuildings, offering excellent storage solutions.

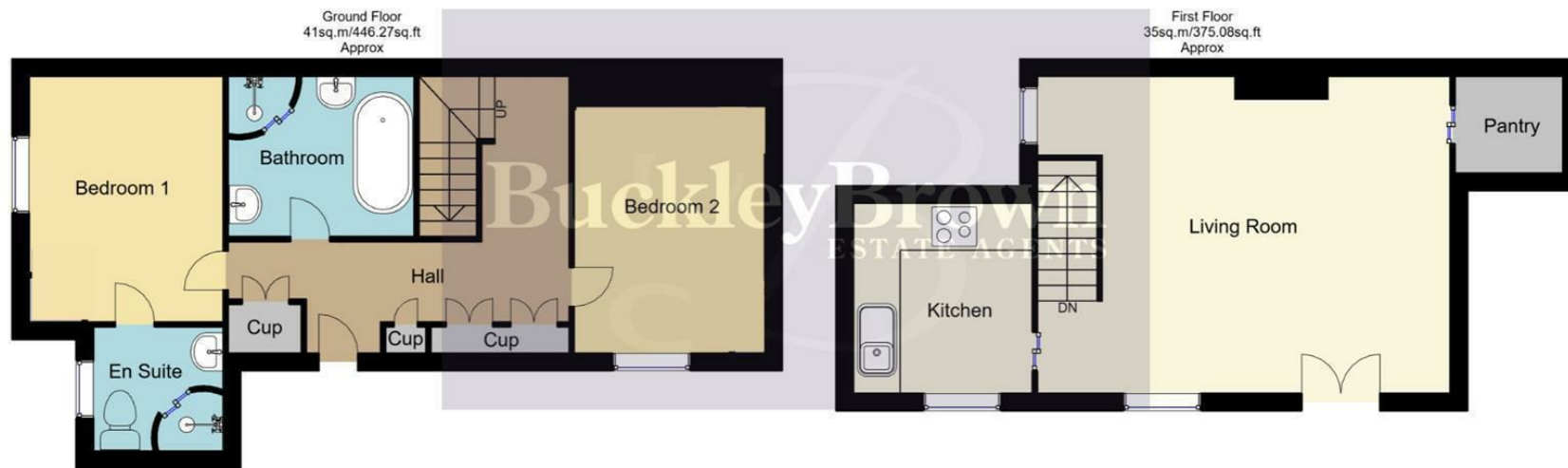
Perfectly positioned in the heart of Edwinstowe, this home combines village charm with convenience, being just moments from shops, cafes, and local amenities. It beautifully blends character, spaciousness, and modern comfort, making it a truly special property ready to move into and enjoy.











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>		79
(55-68) <b>D</b>	58	
(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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