



£900 Per Month

63 OCCUPATION LANE | EDWINSTOWE | MANSFIELD | NG21 9HU

BuckleyBrown
ESTATE AGENTS

DEPOSIT ALTERNATIVE AVAILABLE

THE ONE FOR YOU!...With a delightful layout and accommodation finished to an excellent standard is this homely two bedroom semi-detached property which boasts a neutral colour palette throughout, offering modern day living and the full package in our opinion. Not only is this home easy to move into, but it also boasts an excellent position in a sought-after location! Within short distance from the high street and Sherwood Forest!

The property certainly feels light and airy throughout which creates a lovely sense of space that will make you feel right at home from the moment you step through the front door. Firstly, starting with the welcoming entrance hallway which boasts a convenient WC, perfect for when you have guests round. On your right side you will be pleased to find a beautiful living room that benefits from a bay window and feature fireplace which really sets a lovely atmosphere for those cold winter evenings on the sofa. The kitchen is complete with matching cabinets, complementary work surface and a tiled splash back. Along with French doors beaming in plenty of light and leading nicely outside. What more could you ask for?

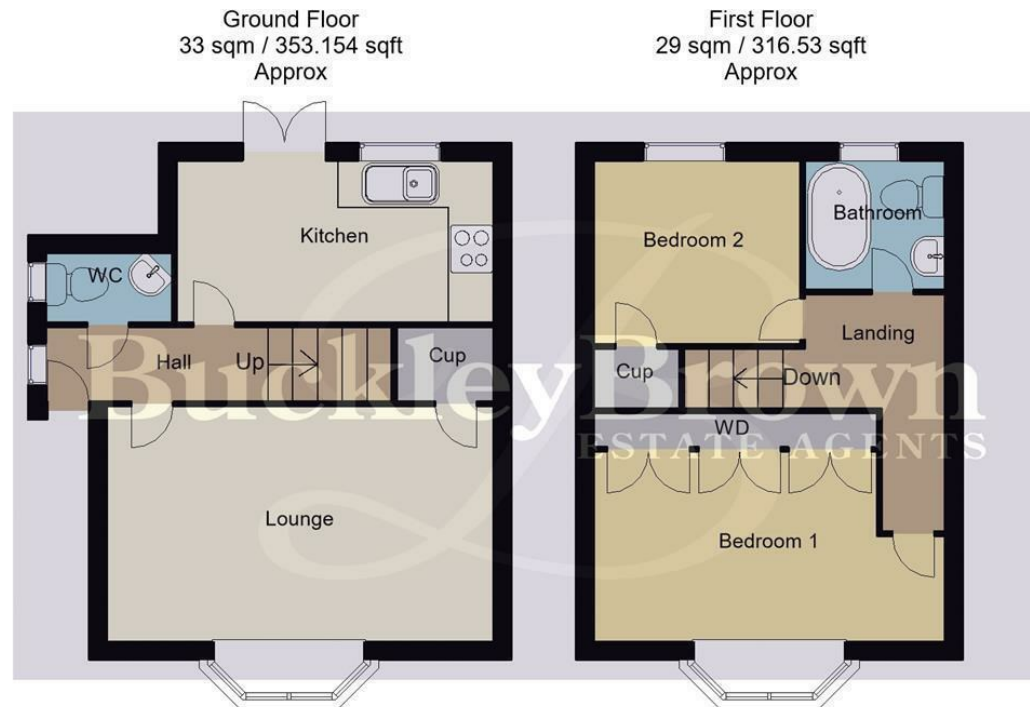
The first floor presents two well proportioned bedrooms, both have been beautifully decorated, ready for you to move in and add your own personal touch. Alongside a modern family bathroom, fitted with a three piece suite in white, tiling and a chrome heated towel rail. You'll certainly enjoy relaxing in here!

Outside reflects this home perfectly, with off-street parking and a gorgeous frontage providing immediate kerb appeal. Together with an enclosed garden to the rear with a patio area and the rest being laid to lawn. This spot is excellent for enjoying evening drinks in the summer. So what are you waiting for? call our team today to book a viewing!







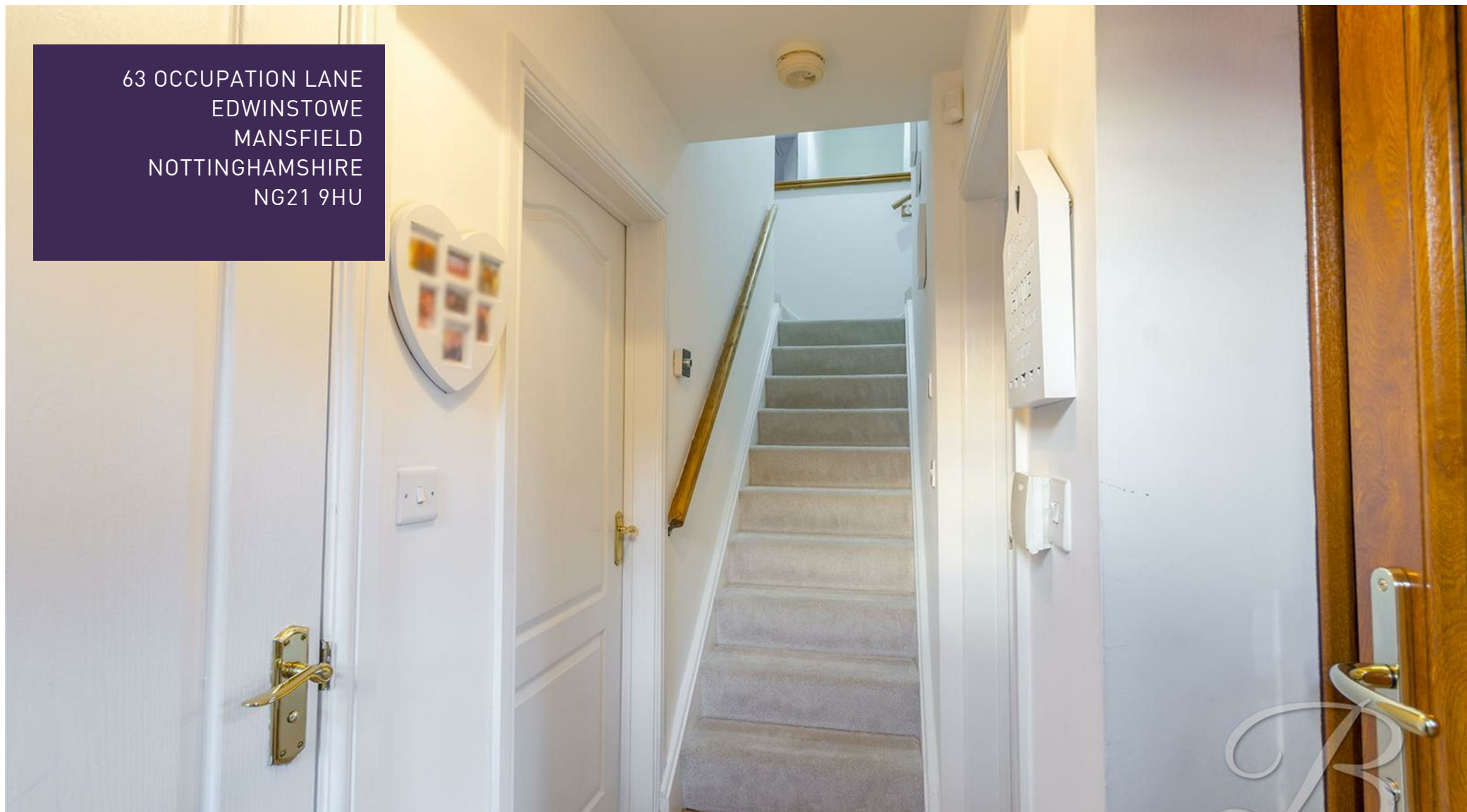


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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