



Guide Price £150,000 Freehold

10 MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9NJ

BuckleyBrown
ESTATE AGENTS

Guide Price £150,000 - £160,000

A CHARMING COTTAGE IN A SOUGHT-AFTER LOCATION!... We're delighted to present this beautiful semi-detached one-bedroom cottage, nestled in the desirable and historic village of Edwinstowe. Perfectly positioned near Sherwood Forest and Center Parcs, this delightful home combines timeless character with modern comfort—ideal for an individual or couple seeking countryside charm in a truly wonderful setting.

Step inside and you'll be welcomed by a stunning shaker-style kitchen, beautifully designed with attractive cabinetry, solid wooden work surfaces, and a classic Belfast sink. There's also an integrated oven with extractor fan, stylish wall shelving, and laminate flooring that enhances the rustic cottage feel. A charming dining booth sits across the way—perfect for morning coffee or relaxed evening meals. Natural light pours in through the window, creating a bright and inviting space.

The cosy living room offers the ideal spot to unwind after a long day, featuring wooden flooring, two useful storage cupboards, and a delightful chimney breast that adds character and warmth. Its neutral décor allows you to easily add your own touches and make it feel like home.

Upstairs, you'll find a well presented double bedroom, complete with soft carpet, a built-in cupboard, and a window overlooking the front. The tranquil ambience makes it the perfect retreat for rest and relaxation. Adjacent is the modern shower room, finished to a high standard with floor-to-ceiling tiling, a sleek walk-in shower and a contemporary vanity unit with hand wash basin—offering both style and practicality.

Outside, an enclosed courtyard garden provides the perfect private space to enjoy alfresco dining or a quiet evening outdoors. There's also a handy shed for extra storage.

With its unique charm, prime location, and immaculate presentation, this Edwinstowe cottage is truly one of a kind. Don't miss out—call our team today to arrange your viewing.





Kitchen 13'11" x 6'10"

Completed with shaker style cabinets with wooden work surfaces above, a Belfast sink, wall shelving, laminate flooring, integrated oven with an extractor fan and a dining booth across the way. Including a window and external door to the rear elevation.

Living Room 12'0" x 11'11"

Including wooden flooring, two storage cupboards, a chimney breast, central heating radiator and a window overlooking the front of the property.

Hall

With access to;

Bedroom One 12'0" x 11'11"

Completed with carpeted flooring, built in

storage cupboard, central heating radiator and a window overlooking the front of the property.

Shower Room 13'11" x 6'10"

Featuring with floor to ceiling tiling, walk-in shower, low flush toilet, hand wash basin with a built in vanity unit and a window overlooking the side of the property.

Outside

To the rear of the property is an enclosed courtyard offering a patio seating area with access to the shed.







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		89
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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