



East Lane

Edwinstowe



£330,000

Chadwells
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Small window in the gable.

Window on the first floor.

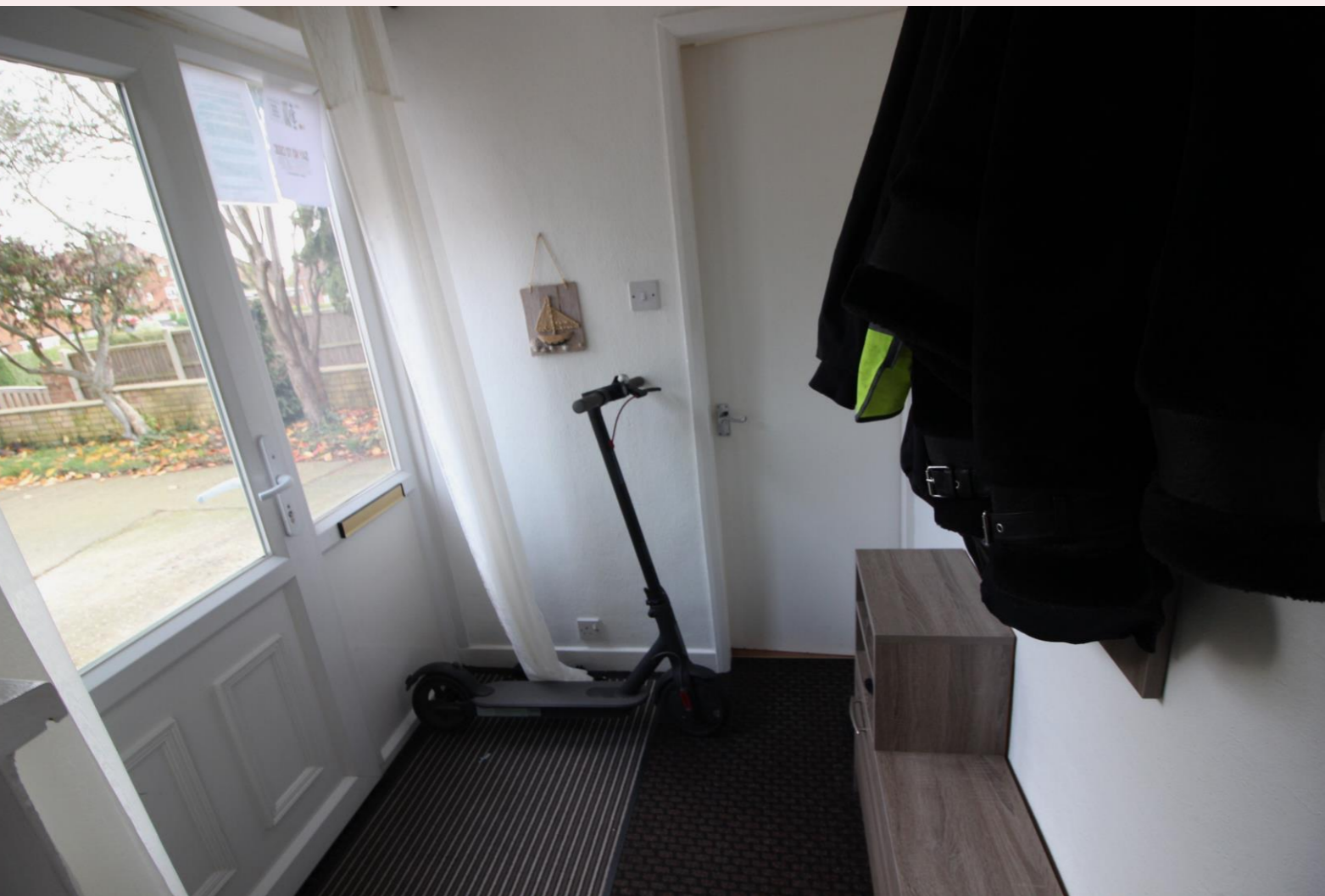
Window on the first floor.

White front door with the number 21.

Number 21 on the garage gable.

White garage door.

Number 21 on the front door.



WHAT A
BEAUTY!...





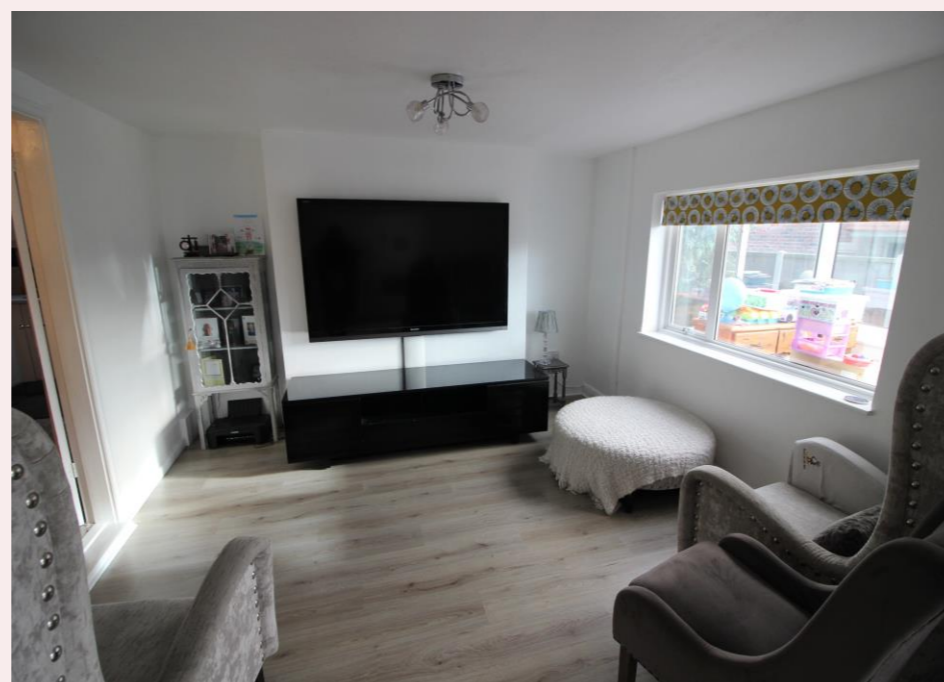
East Lane





Welcome

Standing proud in a sought-after area of Edwinstowe is this beautifully presented three bedroomed detached cottage which is bursting with naturally light and practical sense of space. Boasting fantastic living accommodation throughout, this a sure to be a firm favourite for any growing family! Offering three reception rooms, large kitchen, three double bedrooms and family bathroom. Not only is the inside perfect the outside is just as impressive! There is a driveway and garage to the front allowing for ample off-street parking, and there is a low maintenance garden to the rear, mainly paved and features a decked seating area. There is also a fantastic brick-built summer house with power and lighting, a great space to spend the summer evenings! Viewings are essential, call today to arrange yours!



Step inside...

Entrance Porch 5' 8" x 5' 5" (1.73m x 1.65m)

Enter through the uPVC doors into the entrance porch with carpet flooring and doors leading to the cloakroom and kitchen.

Cloakroom 5' 1" x 4' 11" (1.55m x 1.50m)

The cloakroom has a low flush WC, hand wash basin, vinyl flooring and obscure window.

Kitchen 18' 2" x 7' 7" (5.54m x 2.30m)

The kitchen is fitted with wall and base units with roll top worksurfaces with inset stainless steel sink, drainer and mixer tap. Integrated appliances including fridge/ freezer, electric oven and gas hob. Space and plumbing for washing machine. Part tiled walls and flooring, uPVC window to the side aspect, radiator, under stairs store cupboard and door leading to the lounge.

Lounge 12' 2" x 12' 0" (3.70m x 3.67m)

With laminate flooring and window to the side aspect. An opening leads to another reception room.

Reception Room 12' 11" x 11' 1" (3.93m x 3.39m)

With laminate flooring, feature fire place and an opening leading into the dining room. A door leads into the conservatory.

Dining Room 8' 1" x 7' 10" (2.46m x 2.39m)

With laminate flooring, radiator and uPVC window to the side aspect.

Conservatory 21' 0" x 6' 11" (6.40m x 2.11m)

With carpet flooring, radiator and uPVC door leading to the rear garden.

Landing

With doors leading to the three bedrooms, bathroom and loft access.

Master Bedroom

The master bedroom has carpet flooring, radiator, TV point and dual aspect uPVC windows.

Bedroom Two 9' 8" x 7' 11" (2.95m x 2.42m)

With laminate flooring, radiator and uPVC window to the front aspect.

Bedroom Three 10' 2" x 8' 2" (3.11m x 2.50m)

With radiator and uPVC window.

Bathroom 9' 8" x 8' 0" (2.95m x 2.44m)

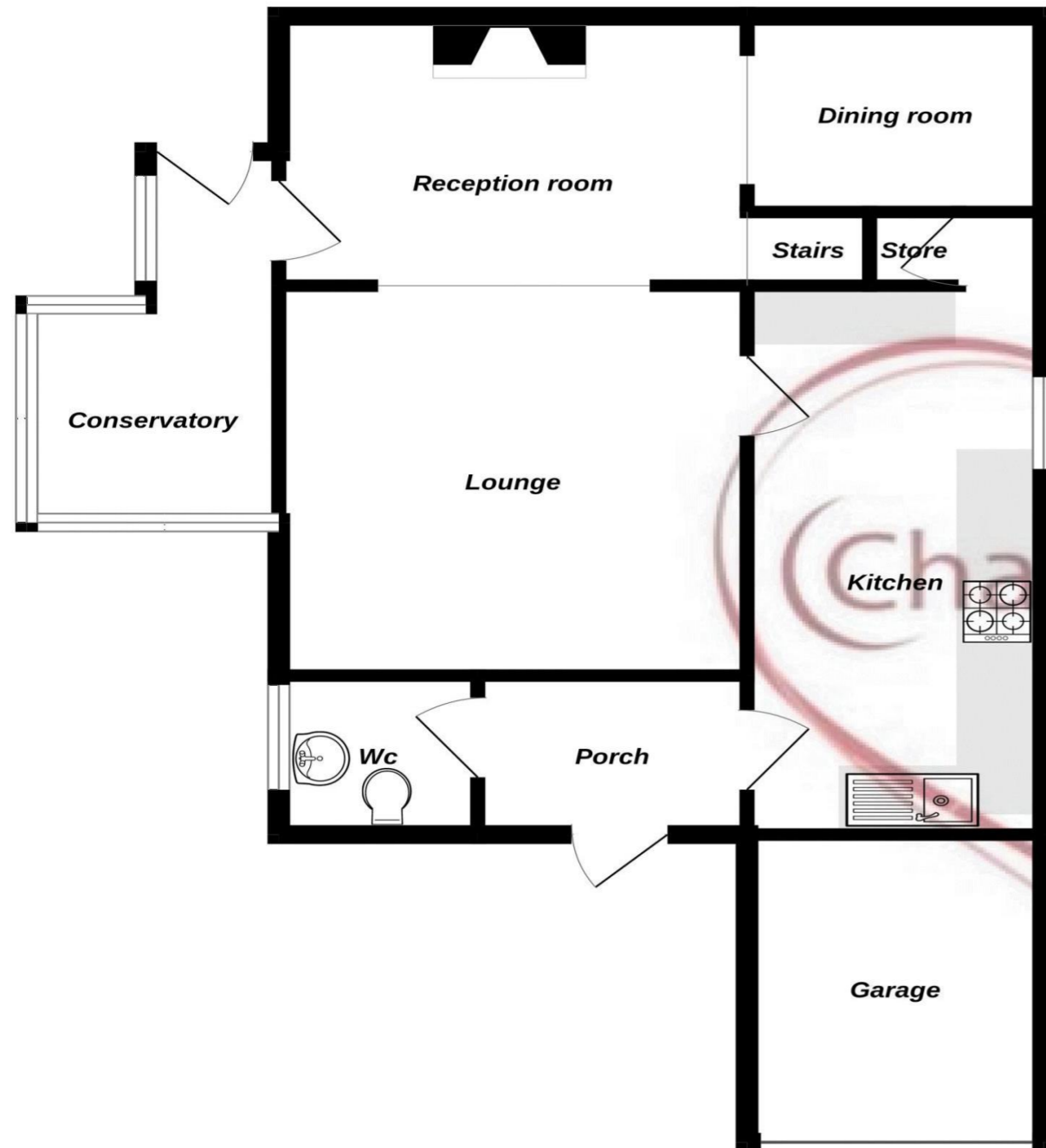
The bathroom is fitted with a four piece suite comprising panelled bath, low flush WC, hand wash basin and shower cubicle with mains fed shower. Part tiled walls, laminate flooring, radiator and obscure window.

Outside

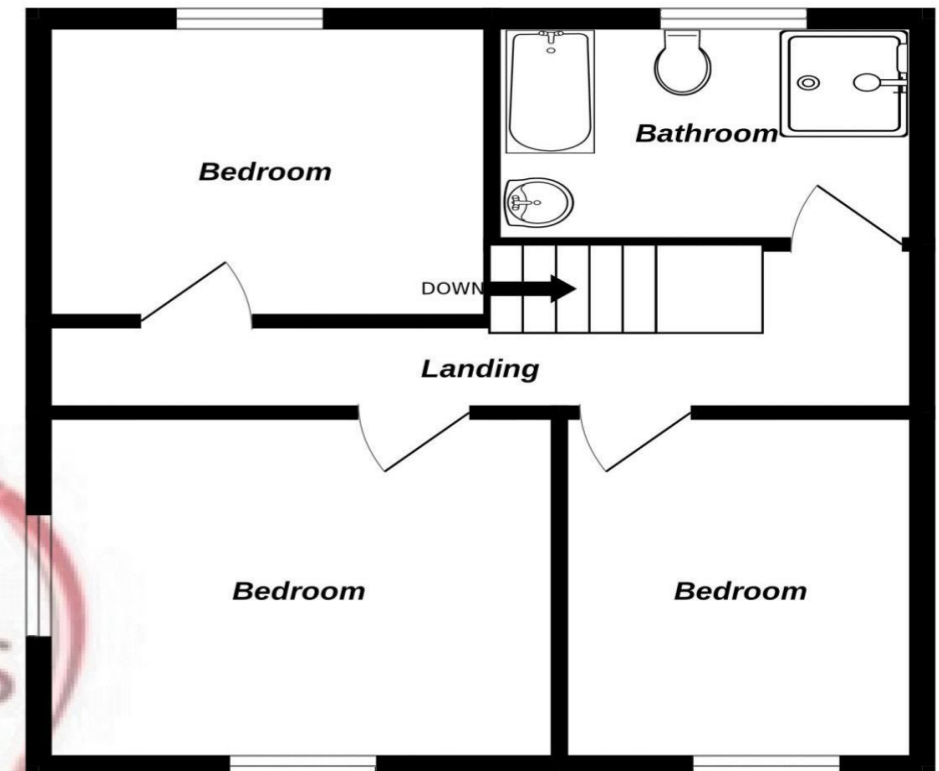
To the front of the property there is a large private driveway to allow for off road parking and giving access to the garage. The front has large evergreen trees which provide privacy.

The rear garden has a large deck and patio area for seating. There is a brick built summer house which has power and lighting and a brick built store shed.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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