



Pear tree Lane
Edwinstowe MANSFIELD



Peartree Lane Edwinstowe MANSFIELD NG21 9GL

for sale
£300,000



Property Description

Burchell Edwards are thrilled to bring to the market this stunning three-bedroom, three storey family home situated in the sought after village of Edwinstowe offering easy access to all amenities and within close proximity to stunning walks and Sherwood Forest.

With excellent street appeal the front elevation of Peartree Lane offers brick paved driveway suitable for approximately two cars, small shrubs and borders for decoration and gated access to the rear garden.

Upon entering the property via the front door, you are met with a light and spacious entrance hall leading onto a stunning and modern fully fitted kitchen with appliances, from here you continue into the lounge which is situated to the rear of the property with sliding doors on to the garden and access to the utility space and WC.

The first floor comprising of landing with built in storage space, two double bedrooms with fitted wardrobes to bedroom two and a family bathroom. In final the second floor comprises of master bedroom with built in wardrobe space and access to a modern en-suite with shower.

The rear garden is well maintained and finished to a high standard, mainly finished with astro turf, with patio area and pergola, fenced surround, and secure gated access.

Viewings of this property are highly recommended, call to book today on 01623 627 727!

Entrance Hall

Entry via steel lined, wood finished front door, wall mounted radiator finished with tiled flooring.

Cloakroom/Wc

Located on the ground floor the cloakroom consists of ceramic toilet and sink, extractor, and tiled floor to finish.

Kitchen

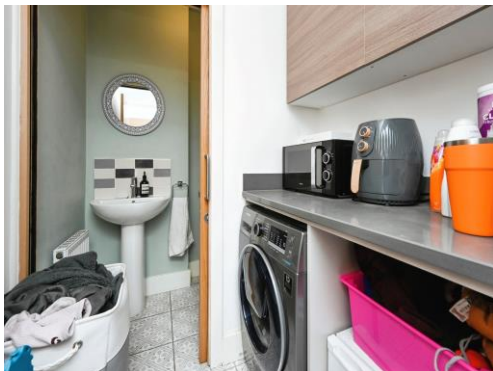
12' 5" x 9' 4" into recess (3.78m x 2.84m into recess)

The kitchen includes matching wall and base mounted units including upstand to worktops, inset stainless steel sink and drainer with mixer tap, double-glazed window to front, wall mounted radiator, fridge/freezer, 5 ring gas hob with double oven, cooker hood, dishwasher, tiled splashback, and floor to finish.

Utility

5' 6" x 4' 2" (1.68m x 1.27m)

Utility room located to the side of the property comprises of plumbing for washer, consumer unit, wall mounted radiator with tiled floor to finish.



Landing

First floor landing with skylight, dressing area, wall mounted radiator and carpet flooring to finish.

Bedroom One

.16' into recess x 11' 3" (4.88m into recess x 3.43m)
The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes, access to en-suite with laminate floor to finish.

En-Suite

En-suite situated off the master bedroom includes walk-in shower cubicle with tiled splashback and rainfall shower, pedestal wash-hand basin and toilet, wall mounted radiator, skylight, and tiled flooring to finish.

Bedroom Two

8' 5" x 14' 8" (2.57m x 4.47m)
Bedroom two includes two double-glazed bay window to rear and one to side, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

Bedroom Three

9' 7" into recess x 14' 9" (2.92m into recess x 4.50m)
Bedroom three comprises of two double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over, wall mounted radiator, full height tiled splashback and floor to finish.

Front Elevation

Open frontage with driveway suitable for up to two cars and concrete path to side of property.

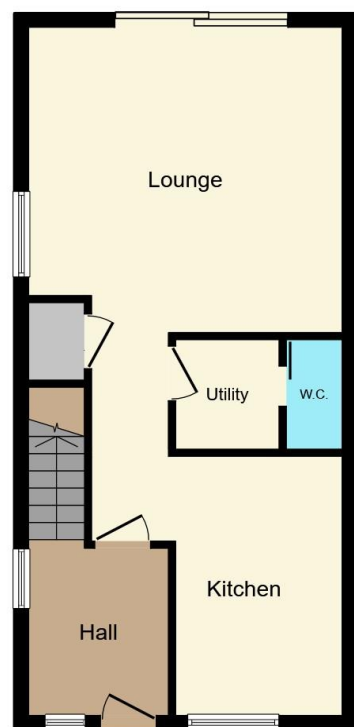
Rear Elevation

A low maintenance, secure garden with gated access, astro turf area and fenced boundary.

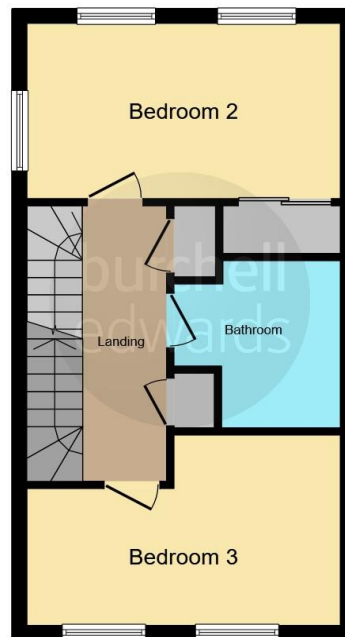








Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: B

Council Tax Band C

Tenure: Freehold

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Property Ref: MFD208768 - 0002