



£265,000 Freehold

41B EAST LANE | EDWINSTOWE | MANSFIELD | NG21 9QN

**BuckleyBrown**  
ESTATE AGENTS

## THE ONE YOU'VE BEEN WAITING FOR...

This delightful three-bedroom semi-detached home, located in the highly sought-after area of Edwinstowe, offers the perfect balance of comfort, functionality, and charm. With its welcoming atmosphere and convenient access to local amenities, schools, and scenic surroundings, it's an ideal fit for first-time buyers, growing families, or anyone looking to settle in a well-connected community.

Step inside and discover a well-maintained kitchen, complete with a range of modern cabinetry, ample worktop space, and a central island that provides both additional storage and a handy breakfast bar for casual dining. The layout flows seamlessly into a cosy lounge area, featuring carpeted flooring and a fireplace that adds a warm, homely feel to the space.

French doors open from the lounge into a bright conservatory, currently used as a generous dining room. This room enjoys views of the garden and is a lovely spot for entertaining or simply enjoying a quiet morning coffee. Another set of French doors lead out to the rear garden, creating a natural extension of the living space.

Upstairs, you'll find three well-proportioned bedrooms, each thoughtfully maintained and offering plenty of space for furnishings and personal touches. A family bathroom is located just off the landing and comes complete with a three-piece suite, including a shower over the bath for added convenience.

The outside space continues to impress, with a charming rear garden that includes a neatly kept lawn and a patio area ideal for seating or summer barbecues. To the rear of the property you will find a private driveway offering convenient off-street parking.

This home has been cared for throughout and offers a fantastic opportunity to step into a well-located property with plenty of potential to make it your own.

Call today to arrange a viewing.





**Kitchen/Dining Room 15'10" x 12'8"**  
 complete with a range of cabinetry and units with work surfaces over. Including integrated appliances and an island which hosts extra storage and a built in breakfast bar. Including external access to front elevation and a window to side elevation.

**Living Room 15'10" x 15'3"**  
 Complete with carpeted flooring, a feature fireplace and french doors leading into the conservatory.

**Conservatory 7'6" x 9'10"**  
 Currently being utilised as a dining room, with windows surrounding and french doors leading onto the garden.

**Landing**  
 With access to;

**Bedroom One 12'7" x 9'3"**  
 Including carpeted flooring, central heating radiator and windows to front elevation.

**Bedroom Two 8'9" x 12'9"**  
 Including carpeted flooring, central heating radiator and window to rear elevation.

**Bedroom Three 7'3" x 9'5"**  
 Including carpeted flooring, central heating radiator and window to rear elevation.

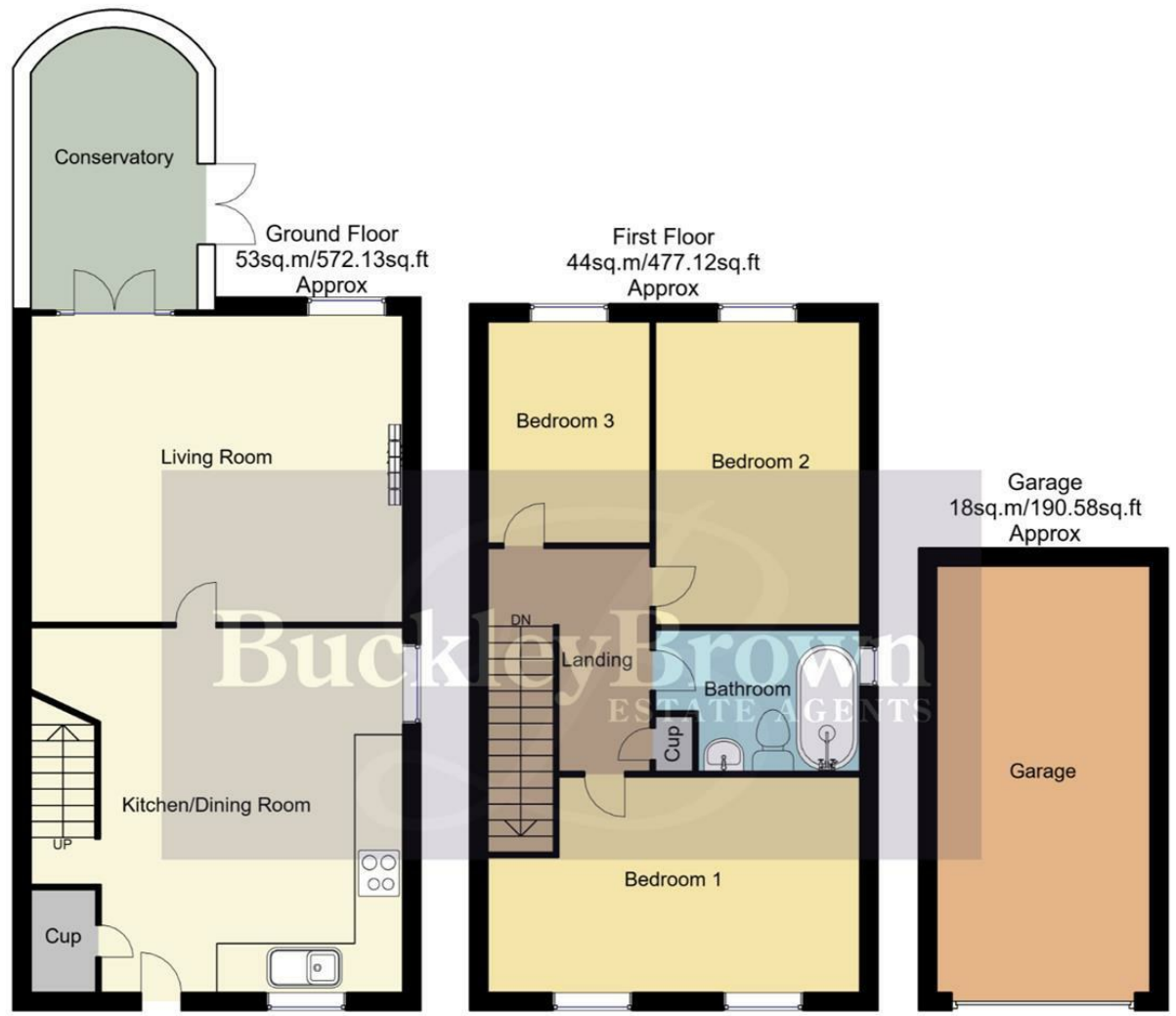
**Bathroom 8'9" x 5'11"**  
 Complete with a three piece suite with a shower above the bath. Including window to side elevation.

**Outside**



Complete with a decking seating area, a well maintained lawn with fence surrounding





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			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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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