



## 14 Old Station Yard Occupation Lane, Edwinstowe

Guide Price £260,000 - £265,000 Freehold

DECEPTIVELY SPACIOUS END TOWN HOUSE • THREE BEDROOMS WITH EN-SUITE TO MASTER • DUAL ASPECT LOUNGE  
 DINING AREA WITH TWO JULIET BALCONY'S • OPEN COUNTRYSIDE VIEWS FROM THE REAR, CUL-DE-SAC LOCATION •  
 STYLISH REFURBISHED EN-SUITE • BRAND NEW BOILER FITTED OCTOBER 2025 • SITUATED IN THE HISTORIS SOUGHT  
 AFTER VILLAGE OF EDWINSTOWE • GARAGE DRIVEWAY AND LANDSCAPED GARDEN, EPC RATING: C



41 Albert Street, Mansfield, NG18 6AN  
 Sales: 01623 627 247  
 email:enquiries@johnsankey.com

**John Sankey**









### Outside

Situated within a quiet cul-de-sac and enjoying open field views of the surrounding area, this property impresses from the outside in. To the front is a driveway providing off road parking, along with a bordered flower bed filled with mature shrubbery running down the side of the property. The rear garden can be accessed internally via the third bedroom or utility room, or externally through a secure side gate. The garden features a patio area ideal for relaxing and entertaining, with the remainder laid to lawn, and bordered by mature plants and shrubbery. With its peaceful location and well maintained outdoor space, this is an ideal setting for enjoying outdoor living.

### Additional Information

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

\*\*\*GUIDE PRICE £260,000-£265,000\*\*\* This deceptively spacious end town house offers a superb opportunity to acquire a well-presented three bedroom home in the heart of the historic and highly sought after village of Edwinstowe. The property is set within a quiet cul-de-sac and boasts a versatile layout, featuring a dual aspect lounge dining area with two Juliet balconies that fill the space with natural light and provide delightful open countryside views to the rear. The accommodation comprises a welcoming entrance hall, a utility room, and a flexible office or reception bedroom on the ground floor, making it ideal for home working or guest accommodation. Upstairs, the master bedroom benefits from a stylishly refurbished en-suite, while the remaining bedrooms are generously proportioned and served by a contemporary family bathroom. The property has been enhanced with a brand new boiler (fitted October 2025), ensuring comfort and efficiency for years to come. This home combines character with modern convenience, making it an excellent choice for families or professionals seeking a peaceful yet well-connected location.

Outside, the property offers a beautifully landscaped rear garden that is perfect for relaxing or entertaining. The front of the house provides ample off-road parking via a driveway leading to an integral garage, offering secure storage and additional convenience. The end-of-terrace position allows for greater privacy and a sense of space, while the surrounding area is notable for its attractive mix of period and modern homes. Residents can enjoy easy access to local amenities, scenic walking routes, and the charming village centre, all within a short stroll. The garden and driveway together create a welcoming approach to the property, while the quiet cul-de-sac setting ensures a peaceful environment with minimal traffic. Viewing is essential to fully appreciate the generous proportions, quality finishes, and outstanding location of this desirable village home.



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