



21 Station Road, Edingley, NG22 8BX

Offers Over £350,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Extended Semi Detached Home
- No Onward Chain
- Dual-Aspect Log Burner
- Large and Versatile Family Room
- Up to 4 Bedrooms & 4-Piece Bathroom
- Popular Village Setting
- Spacious Full-Width Lounge
- Attractive Shaker Style Dining Kitchen
- Ground Floor Bedroom/ Office
- Ample Parking, Double Garage and Carport

A great opportunity to purchase a superbly appointed and extended semi-detached home, occupying a popular village setting and offered for sale with the advantage of no onward chain.

The property is well presented throughout and will undoubtedly suit a wide range of buyers.

The accommodation includes a useful entrance porch leading into a spacious lounge, which spans the full width of the property and features an attractive dual-aspect log burner, creating a focal point between this reception room and the dining kitchen. The dining kitchen is also generously proportioned and fitted with an attractive range of Shaker-style units. This opens into a large and versatile family room, forming part of the rear extension and featuring French doors leading onto the garden. The final room on the ground floor could serve as a fourth bedroom, with a cloakroom situated off, or as a home office or snug, depending on a purchaser's requirements. A useful utility room completes the ground-floor accommodation.

To the first floor, there are three bedrooms and a spacious family bathroom fitted with a four-piece suite.

The property occupies a good-sized, mature plot, with an attractive lawned frontage and a driveway providing ample off-road parking. The driveway continues along the side of the house and opens out towards the rear, where a double garage with an attached carport is positioned at the far end of the garden. The enclosed rear garden also includes a small lawn and a decked seating area immediately adjoining the property.

Early viewing is highly recommended.

ACCOMMODATION

A UPVC double glazed entrance door leads into a useful entrance porch.

ENTRANCE PORCH

With flooring, UPVC double glazed side windows, wall light point and radiator. A UPVC double glazed obscured door leads into the lounge.

LOUNGE

A particularly generous reception room spanning the full width of the property, with coved ceiling, wall light points, 2 central heating radiators and UPVC double glazed windows to both the front and side aspects. A staircase rises to the first floor and incorporates a useful understairs storage cupboard, whilst there is also a floor-to-ceiling fitted cupboard housing

the gas and electricity meters and providing useful coat storage. The focal point of the room is an attractive dual-aspect, freestanding multi-fuel stove, set upon a granite hearth with a timber-effect floating mantel. A part-glazed door leads into the dining kitchen.

DINING KITCHEN

A spacious open-plan dining kitchen, fitted with a range of Shaker-style base and wall cabinets incorporating cupboards and drawers, complemented by granite-effect roll-edge worktops and matching upstands. There is an inset stainless steel 1.5 bowl single-drainer sink with mixer tap and built-in appliances including a high-level double oven and four-zone electric hob with chimney-style extractor hood over. There is space for further appliances, including plumbing for a dishwasher. The room has UPVC double glazed windows to the side aspect and into the utility room, together with ample space for a dining table and chairs. The dining area sits to the opposite side of the dual-aspect multi-fuel stove and opens directly into the family room extension. As a note to buyers, the vendor advises of oak flooring beneath the floor tiles.

FAMILY ROOM

A particularly versatile and spacious open-plan addition across the rear of the property, creating an excellent continuation of the dining kitchen and providing a superb everyday family living space. There are two skylights, a central heating radiator and UPVC double glazed French doors opening directly onto the rear garden. Underneath the floor tiles is oak flooring. Doors provide access to the utility room and the ground floor bedroom/office

BEDROOM 4/ OFFICE/ SNUG

A versatile additional ground floor room, currently utilised as a bedroom and equally suitable for a variety of purposes. There is laminate flooring, a central heating radiator and UPVC double glazed window overlooking the rear garden.

GROUND FLOOR CLOAKROOM

Located off the bedroom and fitted with a two-piece cloakroom suite comprising a WC and corner wash hand basin with mixer tap and cupboard beneath. There is a chrome heated towel radiator, tiled flooring and a UPVC double glazed obscured window to the side aspect.

UTILITY ROOM

A useful additional space with tiled flooring, a polycarbonate roof and UPVC double glazed obscured door to the side. Fitted with a base unit with roll-edge worktop, matching wall units and space beneath the worktop for appliances, including plumbing for a washing machine. There is also an Armitage Shanks Belfast sink set upon a stand with mixer tap.

FIRST FLOOR LANDING

Providing access to the three bedrooms and family bathroom.

BEDROOM ONE

A good-sized double bedroom with central heating radiator and UPVC double glazed window to the front aspect. There is a useful range of fitted wardrobes with sliding doors, hanging rails and shelving.

BEDROOM TWO

A further good-sized double bedroom with central heating radiator and UPVC double glazed window overlooking the rear aspect. An access hatch with fold-down loft ladder leads to the fully boarded roof space with light.

BEDROOM THREE

With laminate flooring, central heating radiator and UPVC double glazed window to the front aspect. There is also a useful floor-to-ceiling built-in cupboard with shelving.

FAMILY BATHROOM

A good-sized four-piece family bathroom fitted with a modern suite comprising a panel-sided bath with mixer tap and separate spray attachment, dual-flush toilet and a vanity wash hand basin with mixer tap and cupboards beneath. There is also a quadrant shower enclosure with glazed sliding doors, fitted with a rainfall shower and additional handheld spray, complemented by marble-effect acrylic splashbacks. Further features include tiled splashbacks, a large chrome heated towel radiator, extractor fan and UPVC double glazed obscured windows to both the side and rear aspects. A fitted cupboard provides useful storage and houses the Ideal combination boiler.

GARDENS, PARKING & GARAGING

The property occupies an attractive and mature plot, with a lawned frontage and driveway leading from the front and continuing along the side of the property, providing off-road parking for several vehicles. The driveway opens out onto a further generous area of hardstanding to the rear and leads to a single carport attached to a double garage. The garage is equipped with an electric roller door, power and lighting.

The enclosed rear garden includes a small shaped lawn together with a timber decked seating area, conveniently accessed via the French doors from the family room and providing an ideal space for outdoor seating and entertaining.

There are outside electric points to the front and rear.

COUNCIL TAX

The property is registered as council tax band C.

EDINGLEY

Edingley is a small Nottinghamshire village with a peaceful rural feel and a strong sense of community. The Old Reindeer pub adds to its village appeal, while larger towns and everyday amenities remain within easy reach. Surrounded by attractive countryside, the village is particularly well placed for access to Southwell, Mansfield and Nottingham, with the A614 providing convenient commuter links. Families are also well catered for, with a free school bus service operating from the village to nearby schools, including those in Halam and Southwell. The village further benefits from numerous countryside walks and easy access to the popular Southwell Trail.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:- <https://reports.ofsted.gov.uk/>

Planning applications:- <https://www.gov.uk/search-register-planning-decisions>



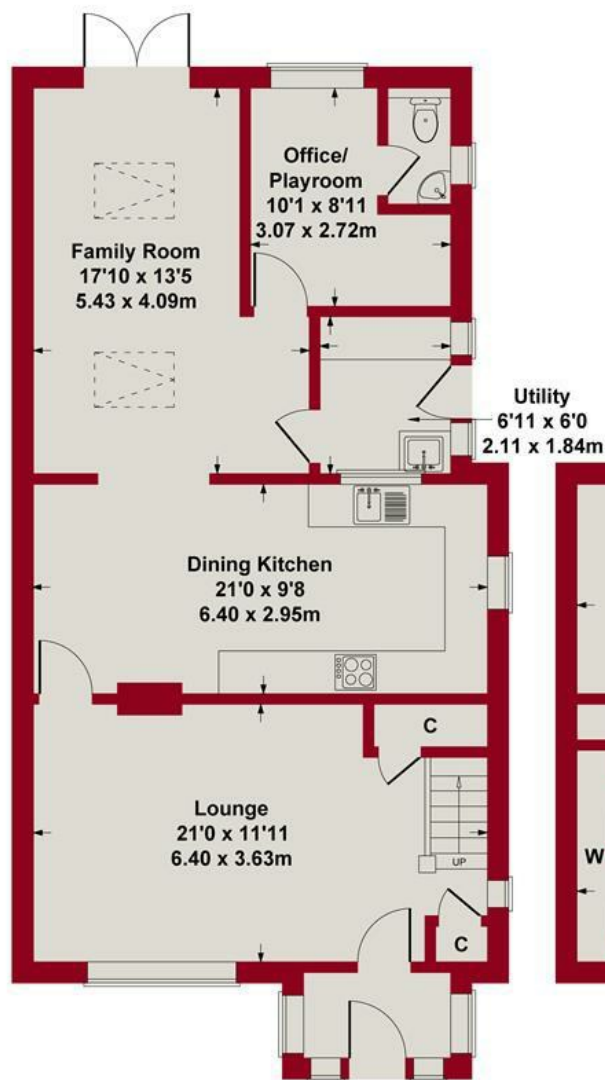




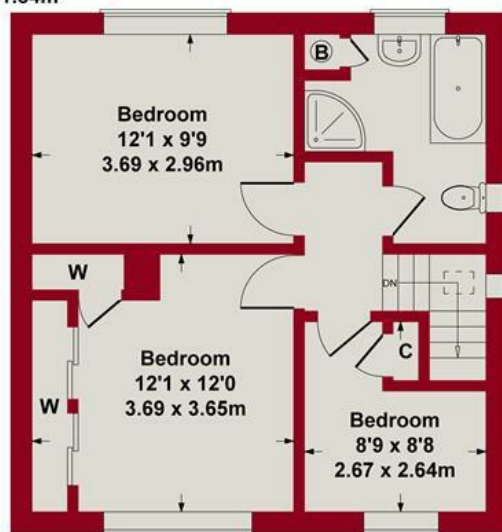




**Approximate Gross Internal Area
1311 sq ft - 122 sq m**



GROUND FLOOR



FIRST FLOOR



GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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Registered in England. Ltd Registration number: 07140024

20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



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