



£200,000 Freehold

63 MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9NW

**BuckleyBrown**  
ESTATE AGENTS

## BURSTING WITH POTENTIAL!!...

Situated in the sought-after and well-established village of Edwinstowe, this spacious three-bedroom semi-detached property is packed with potential and offers an exciting opportunity for anyone looking to create their dream home. With generous room sizes, a fantastic plot, and a great location close to local amenities, this one is not to be missed!

The ground floor hosts a bright and airy living room, which is a great size and enjoys an open-plan layout flowing seamlessly into the dining area—perfect for entertaining or relaxing with family. A large front-facing window allows plenty of natural light to flood the space, while the dining area provides ample room for all your furnishings.

Just off from here, you'll find the kitchen, fitted with traditional wooden cabinetry and work surfaces, alongside a range of integrated appliances. There's also a door leading conveniently out to the rear garden, and completing the ground floor is a handy WC for added convenience.

Heading upstairs, the property continues to impress with three well-proportioned bedrooms, all offering plenty of space and versatility. The layout also includes a separate shower room and WC, adding to the practicality of the home.

The outside space is equally impressive, featuring a generous rear garden surrounded by well-established trees—perfect for those who love a bit of outdoor space or gardening. To the front, you'll find a large driveway, a garage, and a neat lawn area which adds great kerb appeal.

Although the home may benefit from some modernisation, it offers a solid layout in a fantastic location and heaps of potential to make it your own.

Call our team today to arrange a viewing and see the possibilities for yourself!





#### Living Room 12'7" x 14'7"

Complete with carpeted flooring, central heating radiator and a large window to front elevation.

#### Dining Room 10'6" x 17'3"

An open plan diner with carpeted flooring, central heating radiator and access to;

#### Kitchen 8'6" x 12'7"

Complete with wooden cabinetry and units with work surfaces above. With space for appliances and dual aspect windows.

#### WC 2'9" x 4'1"

Complete with a low flush WC and a window to rear elevation.

#### Landing

With access to;

#### Bedroom One 10'4" x 12'5"

Complete with carpeted flooring, central heating radiator and window to front elevation. Including built in wardrobes for ample storage.

#### Bedroom Two 7'6" x 10'8"

Complete with carpeted flooring, central heating radiator and window to rear elevation. Including built in wardrobes for ample storage.

#### Bedroom Three 7'9" x 8'5"

Complete with carpeted flooring, central heating radiator and window to rear elevation. Including built in wardrobes for ample storage.

#### Bathroom 4'9" x 5'10"

Including a shower cubicle and inset sink. With window to side elevation.



#### WC

Complete with a low flush WC.

#### Outside

To the rear hosts a large garden with well established trees surrounding. To the front offers a driveway and a garage for added storage.



Ground Floor  
55 Sq.m/ 591.22 Sq.ft  
Approx



First Floor  
41 Sq.m/ 436.75 Sq.ft  
Approx



19 Sq.m/ 202.37 Sq.ft  
Approx



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MANSFIELD  
NG21 9NW



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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