



41B EAST LANE MANSFIELD, NG21 9QN

£250,000
FREEHOLD

A welcoming three-bedroom family home situated in the heart of the popular village of Edwinstowe, offering spacious and versatile accommodation together with an attractive enclosed garden, rear parking and garage access. At the centre of the home is the impressive kitchen/diner, creating a fantastic social space for family life and entertaining. With a range of high- and low-level units, breakfast island, Range Master cooker, Belfast sink and useful additional storage, this is a room designed to be both practical and sociable. The adjoining conservatory provides further living space, with French doors opening onto the garden, while the separate living room offers a comfortable and relaxing retreat. To the first floor are three well-proportioned bedrooms, together with a modern family bathroom. The property also benefits from useful storage throughout, double-glazed windows and central heating. Outside, the front garden enjoys mature planting and a gated entrance, providing privacy and kerb appeal. The enclosed rear garden features decking and lawn, with secure side and rear gated access leading towards the garage and rear parking. Edwinstowe is a popular and well-established Nottinghamshire village, ideally positioned on the edge of Sherwood Forest and surrounded by beautiful countryside. The village has a strong community atmosphere and offers a good selection of everyday amenities, including shops, cafés, pubs and local services.

**Kendra
Jacob**

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41B EAST LANE

- OFFERS OVER £250,000 • THREE GENEROUS SIZE BEDROOMS • THREE RECEPTION ROOMS • SINGLE GARAGE • OFF ROAD PARKING • LOCATED IN THE HEART OF EDWINSTOWE • PERFECT FIRST TIME BUYERS HOME • MODERN FITTED KITCHEN WITH APPLIANCES AND CENTRE ISLAND



KITCHEN/DINER

The kitchen/diner forms the heart of this welcoming family home and provides an ideal space for both everyday family life and entertaining. The room features a range of high and low-level units, a breakfast island and a Range Master cooker with stainless steel cooker hood above. Further features include a wine rack, integrated wine fridge and a traditional Belfast sink. Side and front-facing double-glazed windows provide excellent natural light, while the staircase rises to the first floor. A large storage cupboard and front-facing UPVC entrance door complete this versatile and sociable space.

LOUNGE

A well-proportioned living room with a rear-facing double-glazed UPVC window, central heating radiator and an attractive electric fire set within a marble hearth and surround.

CONSERVATORY

The conservatory provides a pleasant additional reception space, benefiting from a central heating radiator and French doors opening directly onto the rear garden, creating a seamless connection between the home and outside space.

FIRST FLOOR-LANDING

The first-floor landing provides access to the loft and benefits from a built-in storage cupboard with shelving and a power point.

BEDROOM ONE

A well-sized principal bedroom featuring front-facing double-glazed UPVC windows and fitted storage with shelving and hanging rail. The room also benefits from a central heating radiator and power point.

BEDROOM TWO

Another generous double bedroom with a rear-facing double-glazed UPVC window, central heating radiator and power points.

BEDROOM THREE

A good-sized third bedroom with a rear-facing double-glazed UPVC window, central heating radiator and power point.

BATHROOM

The bathroom comprises a partially tiled suite including a panel bath with rainfall shower over, wash hand basin with vanity unit and low-flush WC. Additional features include a wall-mounted mirrored cupboard, side-facing double-glazed UPVC window and chrome heated towel radiator.

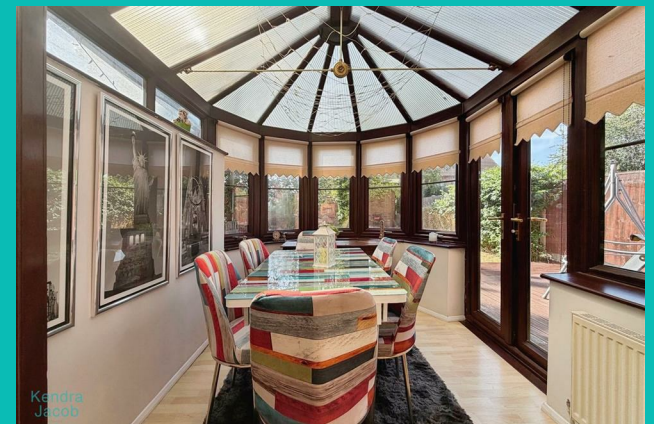
EXTERNAL

To the front of the property is a gated entrance leading to the main entrance door, with an external tap and lighting. Mature bushes and planting provide a good degree of privacy from the road. To the rear is an enclosed and well-established garden, featuring a decking area and mainly laid lawn. There is secure gated side access, together with further secure gated access to the rear leading to the garage. The property also benefits from parking to the rear.

GARAGE

With up and over door, power and lighting.

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ADDITIONAL INFORMATION

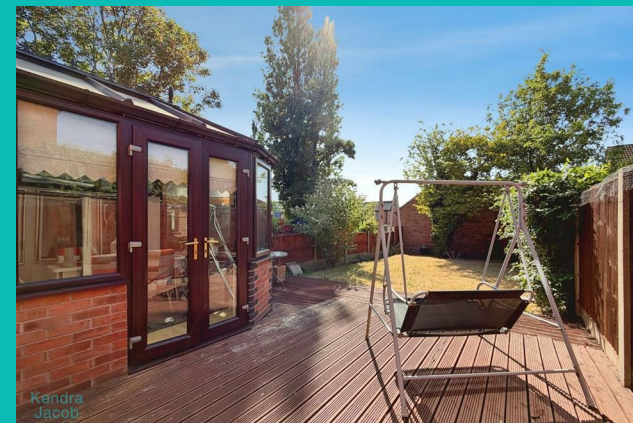
Local Authority – Newark and Sherwood

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1119.90 sq ft

Tenure – Freehold





Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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