Price Guide £300,000 Freehold

21 EAST LANE I EDWINSTOWE I MANSFIELD I NG21 9QN

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £300,000 to £325,000!

YOUR NEXT MOVE...
We welcome you to this three bedroom detached property, located in the highly sought-after area of Edwinstowe, nearby a range of local amenities such as shops, schools and transport links. The neutral colour palette throughout creates a welcoming and tranquil environment, perfect for relaxation and family living.

The ground floor presents a welcoming atmosphere with a well-equipped kitchen, featuring modern appliances, ample worktop space, and plenty of storage for all your culinary needs. The downstairs WC provides added convenience for guests. The heart of the home is the open-plan living and dining area, where the spacious living room flows seamlessly into the dining room. This open-concept design creates a bright and airy space, perfect for family gatherings or entertaining guests. Adding to the appeal of the ground floor is the conservatory, offering a peaceful space to enjoy the views of the garden all year round. To ensure year-round comfort, the ground floor benefits from underfloor heating.

Upstairs, the property continues to impress with three generously sized bedrooms, each offering an abundance of space and flexibility for all your family's needs. The family bathroom has been beautifully appointed with a modern four piece suite.

Externally, the property offers excellent kerb appeal, with a driveway and garage, providing ample off-street parking for multiple vehicles. The private rear garden is truly a highlight, offering a perfect place for outdoor relaxation and entertainment. The beautifully landscaped garden includes a decked seating area, ideal for enjoying sunny afternoons, a well-maintained laid lawn, and a patio area where you can dine al fresco or simply unwind with a book.

Call today to arrange a viewing!!

Entrance Hall
With doors providing access into;

WC
Fitted with a suite comprising low level WC and wash hand basin. With a window to the side elevation and a central heating radiator.

Kitchen 8'7" x 18'3"
Fitted with a matching range of wall and base units with a sink and drainer set into working surface. With an integrated eye level oven and a gas hob set into working surface and space for other appliances. There is a window to the side elevation, central heating radiator and a useful storage cupboard.

Living Room 11'11" x 12'2"
With laminate flooring, a window to the side elevation, central heating radiator and a square arch leading into the dining area.

Dining Room 11'1" x 20'1"
With laminate flooring, central heating radiator, stairs rising to the first floor and a door providing access into the conservatory.

Conservatory 8'10" x 20'11"
Complete with surrounding windows and a door providing direct access to the garden.

Landing
Surrounding doors providing access into;

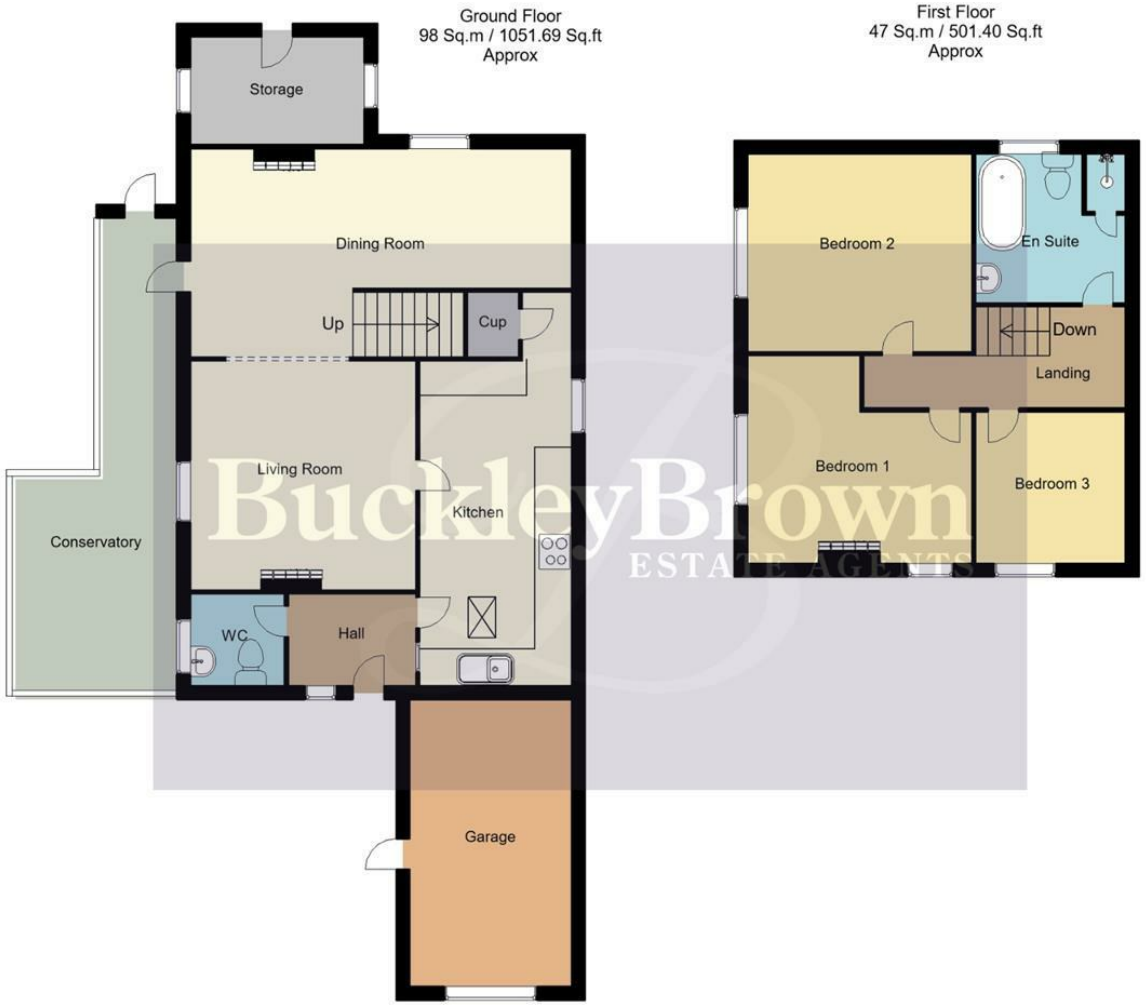
Bedroom One 12'0" x 12'6"
With carpeted flooring, a window to the side elevation and a central heating radiator.

Bedroom Two 10'6" x 12'0"
With carpeted flooring, a window to the side elevation and a central heating radiator.

Bedroom Three 7'11" x 8'0"
With a window to the front elevation and a central heating radiator.

Bathroom 8'0" x 9'6"
Complete with a modern four piece suite including a bath, walk in shower, low flush WC and hand wash basin. With an opaque window to the rear elevation and a central heating radiator.

Outside
There is a driveway to the front elevation, providing ample off street parking, which in turn provides access to the garage. The garden hosts laid lawn, a decked area and a patio seating area.



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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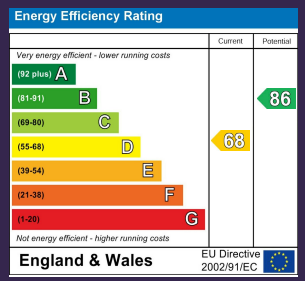
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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