



Offers Over £200,000 Freehold

82 ABBEY ROAD | EDWINSTOWE | MANSFIELD | NG21 9LH

**BuckleyBrown**  
ESTATE AGENTS



## NO CHAIN!!...

Positioned in the ever-popular village of Edwinstowe, this well-proportioned three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to settle in a location rich in history and natural beauty. With the legendary Sherwood Forest and scenic countryside walks just moments away, this property offers the perfect setting for families, nature lovers, and anyone seeking a quieter pace of life.

Step inside and you'll find a spacious lounge that instantly feels bright and welcoming, thanks to dual-aspect windows to the front and rear. A feature fireplace adds a focal point, making this generous space perfect for relaxing or entertaining. The separate dining room is equally well-sized, offering plenty of flexibility to suit your lifestyle — whether that's formal dining, a home office, or even a playroom.

To the rear sits the kitchen, overlooking the garden. This space provides everything you need, including a range of cabinets, work surfaces, and space for appliances — all with the added bonus of potential to make your own.

Upstairs, you'll find three comfortable bedrooms, each offering great proportions and potential. Whether you're planning bedrooms, guest space, or a home office, there's room to adapt to your needs. The shower room is located off the landing and includes a shower cubicle and hand wash basin, with a separate WC for added practicality.

Outside, the property truly shines. The rear garden boasts an impressive plot, with a well-maintained lawn and mature greenery creating a peaceful and private outdoor retreat. There is also rear access to a driveway, providing convenient off-street parking. To the front offers a lovely lawn and planted borders.

This is a home with heart, offering space and a prime location with endless potential. A little imagination could go a long way here — and the lifestyle Edwinstowe offers is second to none.

Call today to arrange a viewing and see the potential for yourself!





#### Hall

With access to;

#### Living Room 9'10" x 17'11"

Complete with carpeted flooring, a feature fireplace and window to front and rear elevation.

#### Dining Room 10'1" x 12'0"

Complete with central heating radiator and dual aspect windows.

#### Kitchen 14'8" x 5'6"

Complete with a range of cabinetry and units with work surfaces above. Including integrated appliances and dual aspect windows.

#### Landing

With access to;

#### Bedroom One 13'3" x 8'9"

Including carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Two 11'3" x 11'10"

Including carpeted flooring, central heating radiator and window to side elevation.

#### Bedroom Three 7'0" x 8'11"

Including carpeted flooring, central heating radiator and window to rear elevation.

#### Shower Room 5'10" x 5'5"

Complete with a shower cubicle and hand wash basin. With a window to rear elevation.

#### WC 5'0" x 2'7"

Complete with a WC and window to rear elevation.

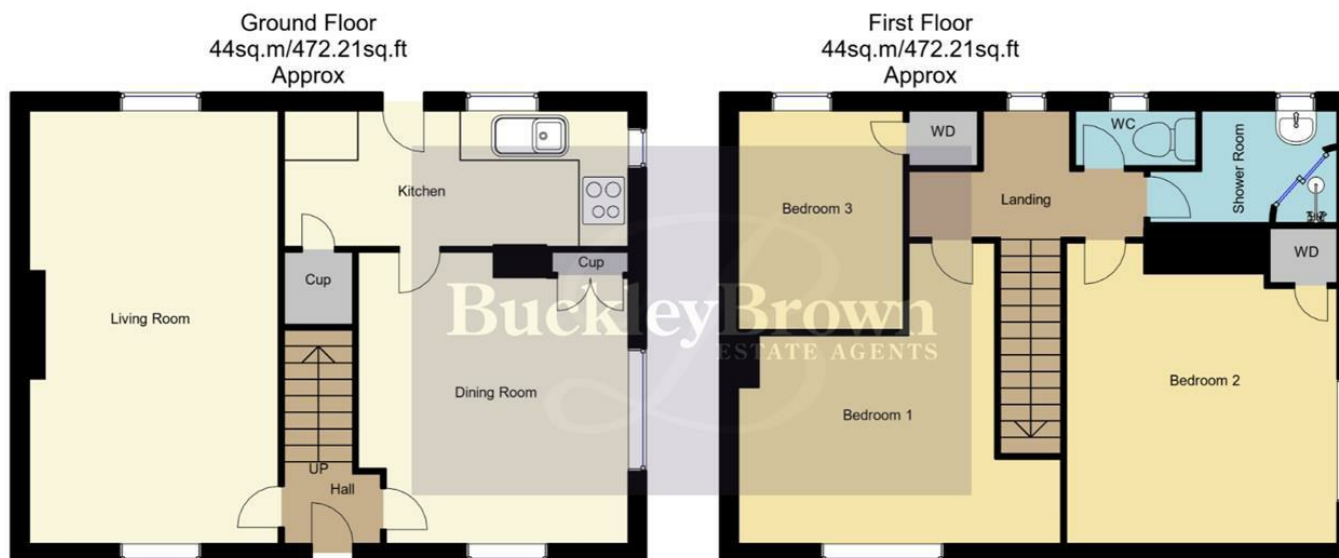
#### Outside

The garden boasts a generous sized plot with a well maintained lawn and rear access with off street parking.v The front garden hosts a lovely lawn and planted decorative shrubs.









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  
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