



Offers Over £170,000 Freehold

35 EAST LANE | EDWINSTOWE | MANSFIELD | NG21 9QN

BuckleyBrown
ESTATE AGENTS

PICTURESQUE VILLAGE LOCATION!

We are delighted to bring to the market this fantastic property, ideally situated in the highly sought-after village of Edwinstowe. Just a stone's throw from the vibrant high street and offering easy access to scenic walks through Sherwood Forest, this home perfectly combines convenience with countryside charm.

Upon entering the property, you are welcomed by a well-equipped kitchen, offering ample space for preparing your favourite meals. There is also a convenient utility room, ideal for housing essential appliances. The living room is full of character, featuring beautiful exposed beams that create a warm and cosy atmosphere. Patio doors lead through to the conservatory, which enjoys pleasant views over the rear garden.

The dining room provides generous space for furnishings and benefits from patio doors opening onto the rear garden—perfect for al fresco dining during the warmer months.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefitting from a built-in cupboard providing useful storage. The shower room is fitted with a walk-in shower for added convenience.

Externally, the property boasts a driveway providing off-street parking. To the rear, the garden is predominantly laid to lawn, with gravelled borders featuring a variety of trees and shrubs. There is also a block-paved seating area, ideal for relaxing and entertaining in the warmer months.

Early viewing is highly recommended to fully appreciate all this charming village home has to offer.





Kitchen 12'10" x 7'0"

Fitted with a range of matching wall and base units complemented by work surfaces above, inset sink with drainer and mixer tap. There is an integrated oven with gas hob and extractor hood over, along with tiled walls and flooring. A window to the front elevation provides natural light, and there is access through to the utility room.

Utility Room

Offering space and plumbing for essential appliances, with additional work surface space.

Dining Room 7'10" x 12'2"

A well-proportioned space featuring carpet flooring, a central heating radiator, and patio doors leading out to the rear

garden—ideal for entertaining and family dining.

Living Room 11'10" x 12'2"

A characterful room with attractive exposed ceiling beams, carpet flooring, and an electric fire creating a cosy focal point. There is a window to the rear elevation and patio doors opening into the conservatory.

Conservatory 11'0" x 6'9"

A bright and versatile space with carpet flooring, surrounded by windows and with patio door access overlooking the rear garden.

Cellar 12'1" x 6'3"

Useful additional storage space.



Second Floor Landing

Providing access to all first-floor accommodation.

Bedroom One 12'3" x 11'11"

A generous double bedroom with a window to the rear elevation, carpet flooring, central heating radiator, and a built-in cupboard for convenient storage.

Bedroom Two 7'11" x 11'11"

A well-sized second bedroom with a window to the rear elevation, carpet flooring, and central heating radiator.

Shower Room 7'11" x 7'0"

Fitted as a wet room, comprising a walk-in electric shower, low-flush WC, pedestal wash hand basin, central heating radiator, and a window to the front elevation.

Outside

The property benefits from a driveway providing off-street parking. To the rear, there is a mainly lawned garden with gravelled borders, featuring a variety of trees and shrubs. A block-paved patio seating area offers the perfect space to relax and enjoy the warmer months.





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 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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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