



£217,500 Freehold

27 MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9NL

BuckleyBrown
ESTATE AGENTS

THE PERFECT PLACE TO CALL HOME!!!!...Situated along Mansfield Road in the sought-after village of Edwinstowe, this well-presented three-bedroom home offers generous and versatile living accommodation, ideally placed close to local amenities, schools, transport links and beautiful surrounding countryside.

The property welcomes you into a cosy snug with windows to the front and side elevations, creating a flexible space ideal for a home office or quiet retreat. The main living room is bright and inviting, featuring laminate flooring, a feature fireplace and a front-facing window, providing a comfortable setting for everyday living. This flows seamlessly into the spacious kitchen, which is fitted with a range of wall and base units, complementary worktops, inset sink, tiled splashbacks, integrated oven, gas hob with extractor, integrated dishwasher and space for a washing machine. With ample dining space, dual-aspect windows and a central heating radiator, the kitchen is perfectly suited for both family life and entertaining.

Leading from the kitchen is a light-filled conservatory, offering garden views and doors opening directly onto the rear garden—an ideal space to relax and enjoy the outdoors year-round.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite comprising a bath, low flush WC and vanity hand wash basin. Bedrooms two and three are served by a modern shower room fitted with a three-piece suite.

Externally, the property boasts a beautifully maintained and landscaped rear garden with patio seating area, lawn and mature shrubs, all enclosed for privacy. A garage with power and lighting provides additional storage and practicality.

This attractive home combines comfort, space and location, making it an excellent choice for a range of buyers.





Snug 10'0" x 8'5"0"

Complete with windows to front and side elevations and central heating radiator.

Living Room 14'2" x 19'4"

Complete with laminate flooring, feature fireplace, central heating radiator, window to the front elevation and access into;

Kitchen 13'1" x 17'1"

Complete with a range of wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, integrated dishwasher, space and plumbing for a washing machine, ample dining space, central heating radiator and dual aspect windows.

Conservatory 12'1" x 16'5"

Having windows overlooking the garden and doors leading to the rear garden.

First Floor Landing

Giving access to;

Bedroom One 8'11" x 11'5"

Complete with fitted wardrobes, central heating radiator and window to side elevation.

En Suite 8'11" x 4'1"

Complete with a fitted bath, low flush WC, vanity hand wash basin and opaque window to the rear elevation.

Bedroom Two 11'2" x 9'4"

Complete with built in wardrobes. central heating radiator and window to front elevation.



Bedroom Three 8'0" x 8'3"

Complete with a central heating radiator and double glazed window to side elevation.

Shower Room 5'11" x 4'1"

Complete with a three piece suite comprising of a shower cubicle, low flush wc and hand wash basin.

Garage 23'9" x 11'8"

With power and light.

Outside

Featuring a well-maintained and landscaped garden to the rear with patio seating area, lawn, beautiful surrounding mature shrubs and a surrounding fence for additional privacy.





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) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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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