



£120,000 Freehold

7 FRIEND LANE | EDWINSTOWE | MANSFIELD | NG21 9QZ

BuckleyBrown
ESTATE AGENTS

FULL OF CHARACTER!...

If you're searching for a charming home in a picturesque setting, look no further than this delightful one-bedroom property nestled in the highly sought-after village of Edwinstowe. Steeped in character and ideally positioned close to a range of local amenities, tourist attractions, and countryside walks, this lovely home is perfect for those looking to enjoy village life at its finest. Let's take a look inside...

Step into the cosy lounge where you'll immediately feel at ease. This warm and inviting space is bursting with charm, featuring a beautiful fireplace and exposed beams that offer a real cottage feel. Whether you're relaxing in front of the fire or entertaining guests, this room provides the perfect setting.

Next, we head into the kitchen which is full of rustic appeal, complete with a range of solid wooden cabinets and complementary worktops. There are integrated appliances ready for use, along with space for a quaint dining table — just the spot to enjoy your morning coffee or unwind with an evening meal.

Upstairs, the property continues to impress with a generous double bedroom. With plenty of room for furniture and not one, but two windows, it's a bright and airy space filled with natural light. The bathroom is just off the landing and hosts a neutral three-piece suite — practical and ready to go.

Outside, you'll find a quaint communal garden in a setting that reflects the charm of the home itself, and with Edwinstowe's country walks and historic sites just a stone's throw away, the location is simply perfect.

Whether you're a first-time buyer, downsizer, or looking for a holiday retreat — this one's a must-see.

Book your viewing today!





Kitchen/Dining Room 12'7" x 8'1"

The kitchen is complete with wooden cabinetry and work surfaces over, an integrated oven and spaces for a washing machine. There is space here for a quaint table and chairs and access to the stairs.

The communal garden hosts a spacious lawn area, perfect for family BBQ's.



Lounge 12'7" x 12'2"

Complete with carpeted flooring, a decorative feature fireplace, exposed wooden beams and window to front elevation.

Bedroom One 12'7" x 12'2"

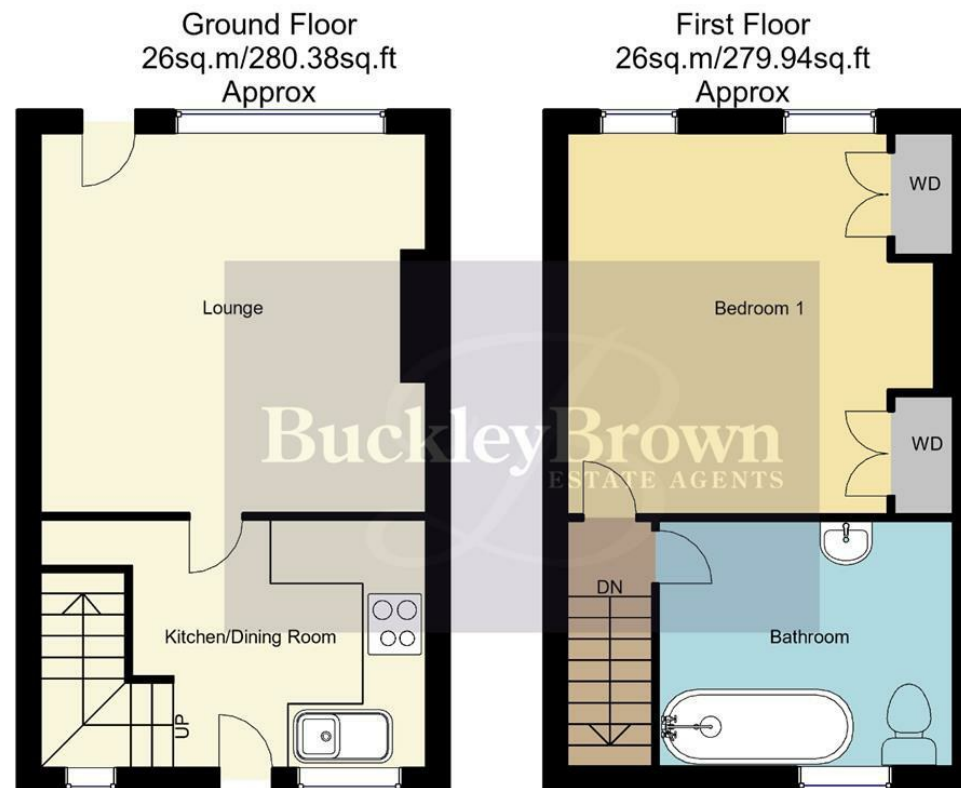
Complete with built in wardrobes, carpeted flooring and windows to front elevation.

Bathroom 9'8" x 8'0"

Including a three piece suite and window to rear elevation.

Outside





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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