



Asking Price £575,000 Freehold

8 LONGWALL LANE | EDWINSTOWE | MANSFIELD | NG21 9SF

**BuckleyBrown**  
ESTATE AGENTS



**SIMPLE BREATH-TAKING** ...Located in the highly sought-after village of Edwinstowe, this stunning five-bedroom detached home offers the perfect blend of modern living and rural charm. Surrounded by countryside, local amenities, and well-regarded schools, the location is ideal for families looking for a peaceful yet well-connected lifestyle.

Upon entry, you're welcomed into a grand entrance hallway that sets the tone for the spacious layout throughout. The ground floor begins with a generous dining room, ideal for formal dining or family gatherings. The heart of the home is the stylish kitchen, fitted with contemporary cabinets, ample worktop space, integrated appliances including an oven, hob, and wine cooler, plus an inset sink. There's also space for a casual dining or sitting area, making this room both functional and flexible. Just off the kitchen is the bright and airy sunroom, complete with large surrounding windows and Velux roof windows, creating a perfect spot to relax. The spacious living room offers soft carpeted flooring and is ideal for unwinding in the evenings. Additional ground floor rooms include a convenient office space, a WC, and a well-equipped utility room with fitted washing machine and fitted top of the range sensor dryer.

Upstairs, the landing leads to five generously sized bedrooms, providing flexibility for family living or guest accommodation. The master bedroom benefits from its own en suite, while a separate family bathroom and an additional WC serve the remaining bedrooms, ensuring comfort for all.

Externally, the property features a large double car driveway and double garage to the front, complemented by a well-maintained lawn that enhances kerb appeal. To the rear, you'll find a private and enclosed garden with a spacious lawn and a patio area—ideal for alfresco dining, entertaining, or simply enjoying the outdoors in peace.





#### Hall

Welcoming entrance hall with stylish laminate flooring and access to all ground floor rooms.

#### Dining Room 10'7" x 13'4"

The dining room features cosy carpeted flooring, a central heating radiator, and a front-facing window, with ample space for your preferred dining furniture.

#### Office 8'11" x 10'8"

Spacious office with carpeted flooring, central heating radiator, and a front-facing window providing natural light.

#### Living Room 15'1" x 16'4"

Featuring carpeted flooring, two central heating radiators and patio doors that open out to the rear garden.

#### Kitchen 9'8" x 10'7"

Stylish Shaker-style matching cabinets with generous worktop space. Integrated appliances include an oven, hob, wine cooler, and more. The kitchen also features an inset sink, central heating radiator, and windows overlooking the rear and side elevations.

#### Utility

Utility area with durable laminate flooring, matching cabinets, and ample worktop space. Including integrated washing machine and Top of the range sensor dryer and space for a double American fridge/freezer.

#### Sun Room 9'10" x 11'0"

Bright sunroom featuring large surrounding windows and Velux roof windows, with patio doors to the side elevation. The perfect additional sitting area to enjoy the sunshine.

#### Landing

Spacious carpeted landing providing access to all first-floor rooms. With feature floor to ceiling triptych mirrors.

#### Wardrobe

A large wardrobe as a part of the Master bedroom suite.

#### Bedroom One 10'3" x 12'2"

Carpeted flooring, central heating radiator, and a front-facing window. Features a built-in wardrobe and private access to an en suite bathroom.

#### En Suite 5'8" x 5'10"

Three-piece suite comprising a hand wash basin, low-flush WC, and shower.

#### WC

Two-piece suite featuring a low-flush WC and hand wash basin.

#### Bedroom Two 10'2" x 11'11"

This room boasts soft carpeted flooring underfoot, a central heating radiator for added warmth, and a large window to the front elevation that fills the space with natural light.

#### Bedroom Three 9'10" x 11'6"

Spacious room featuring carpeted flooring, a central heating radiator, and a window overlooking the rear elevation. Includes a built-in cupboard and ample space to accommodate all your desired furniture.

#### Bedroom Four 9'10" x 11'1"

Generous room with carpeted flooring, central heating radiator, and a window to the rear elevation, offering plenty of space for all your desired furniture.

#### Bedroom Five 9'10" x 10'9"

Spacious room featuring carpeted flooring, a central heating radiator, and a window to the rear elevation. Includes a built-in cupboard and ample space for all your desired furniture.

#### Bathroom 8'1" x 9'0"

Four-piece suite comprising a bath, hand wash basin, low-flush WC, and shower, with a window to the side elevation. The room features a mirrored wall from bath edge to ceiling.

#### Garage

Spacious double garage with ample space for vehicles/storage.

#### Outside

Generous driveway and garage to the front elevation, complemented by a well-manicured front garden. At the rear, a private, spacious lawn is accompanied by a charming patio—ideal for alfresco dining.

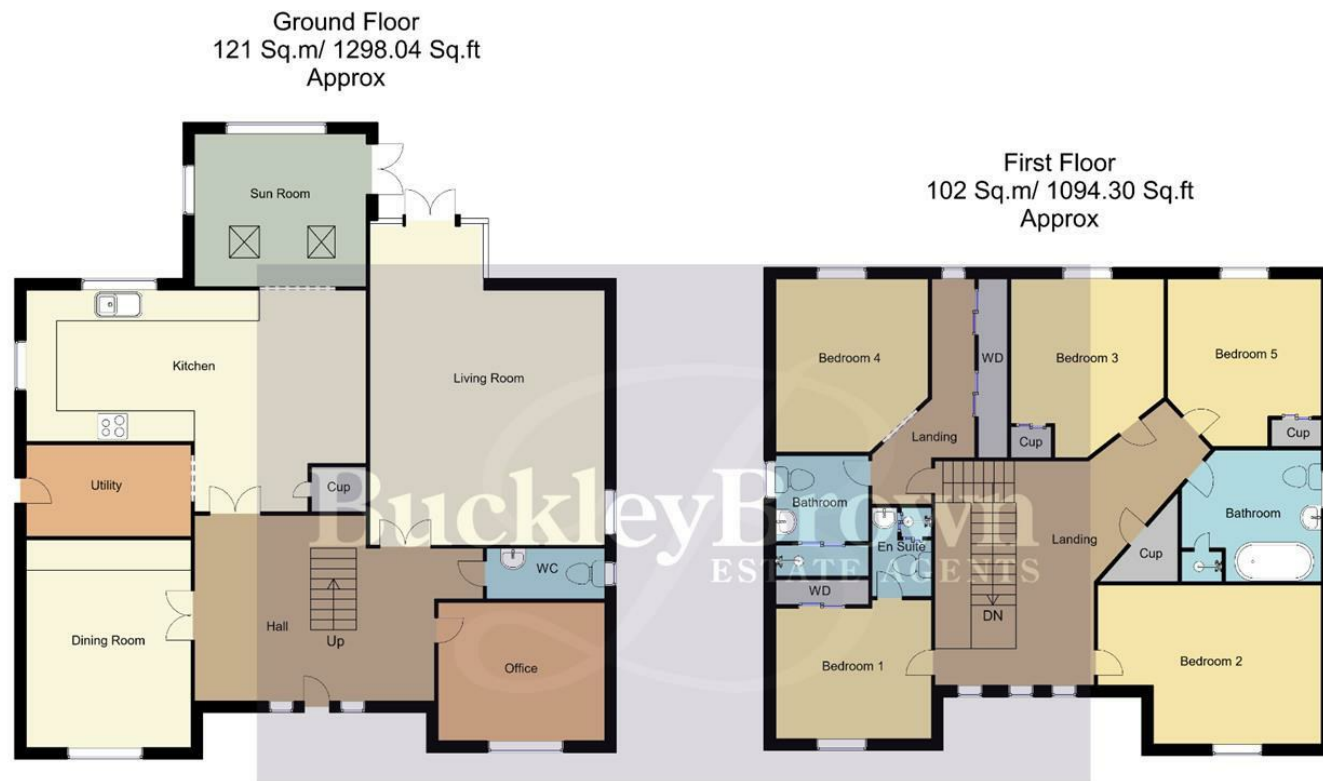
#### Additional information

The property benefits from designer fitted blinds, curtains, chandeliers, lighting and mirrored doors to all wardrobes.









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>	87	92
(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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