



Guide Price £210,000 Freehold

19 LANSBURY ROAD | EDWINSTOWE | MANSFIELD | NG21 9QH

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE OF £200,000-£210,000\*\*\*

**HOMELY AND WELCOMING!..** This wonderful two-bedroom property is a truly brilliant find! Situated on the same sought-after street within the fantastic residential village of Edwinstowe, this home benefits from a warm community feel and an abundance of local amenities right on the doorstep. The village is famed for its charming high street, cosy cafés, traditional pubs and excellent local schools, along with scenic countryside walks through the historic Sherwood Forest — perfect for weekend adventures. Combining village charm with everyday convenience, Edwinstowe truly offers the best of both worlds.

Step inside and you'll immediately feel at home. The inviting lounge provides a comfortable space to relax and unwind, complete with a focal fireplace that creates a cosy atmosphere all year round. To the rear, the kitchen offers a practical and sociable layout with space for dining — ideal for family meals or entertaining guests. There is also the added benefit of a convenient downstairs WC.

Upstairs, you'll find two well-presented bedrooms, both offering versatility and plenty of natural light. The master bedroom is a real highlight, boasting three fitted wardrobes that provide excellent storage without compromising on space. Completing the first floor is a modern shower room, fitted with a stylish suite for added comfort and convenience.

Outside, the property continues to impress with its pleasant setting on this popular residential street, offering a peaceful yet well-connected location within the village.

A fantastic opportunity— don't miss out! Call our team today to arrange your viewing.





**Hall**  
Housing the stairs to first floor accommodation and giving access to;

**Living Room 12'0" x 13'9"**  
Benefiting from a beautiful focal fireplace and surround, carpet flooring central heating radiator and window to front elevation.

**Kitchen Dining Room 17'11" x 12'7"**  
The kitchen is fitted with a range of matching wall and base units with complimentary work surface above, inset sink and drainer with mixer tap and benefiting from having a tiled splash back. There is space and plumbing for essential appliances and has a window to side elevation. The dining area has ample space for furnishings, tiled flooring, central

heating radiator, window to rear elevation and a door that leads outside.

**WC 5'10" x 5'10"**  
Complete with a low flush WC, hand wash basin and window to side elevation.

**First Floor Landing**  
Giving access to;

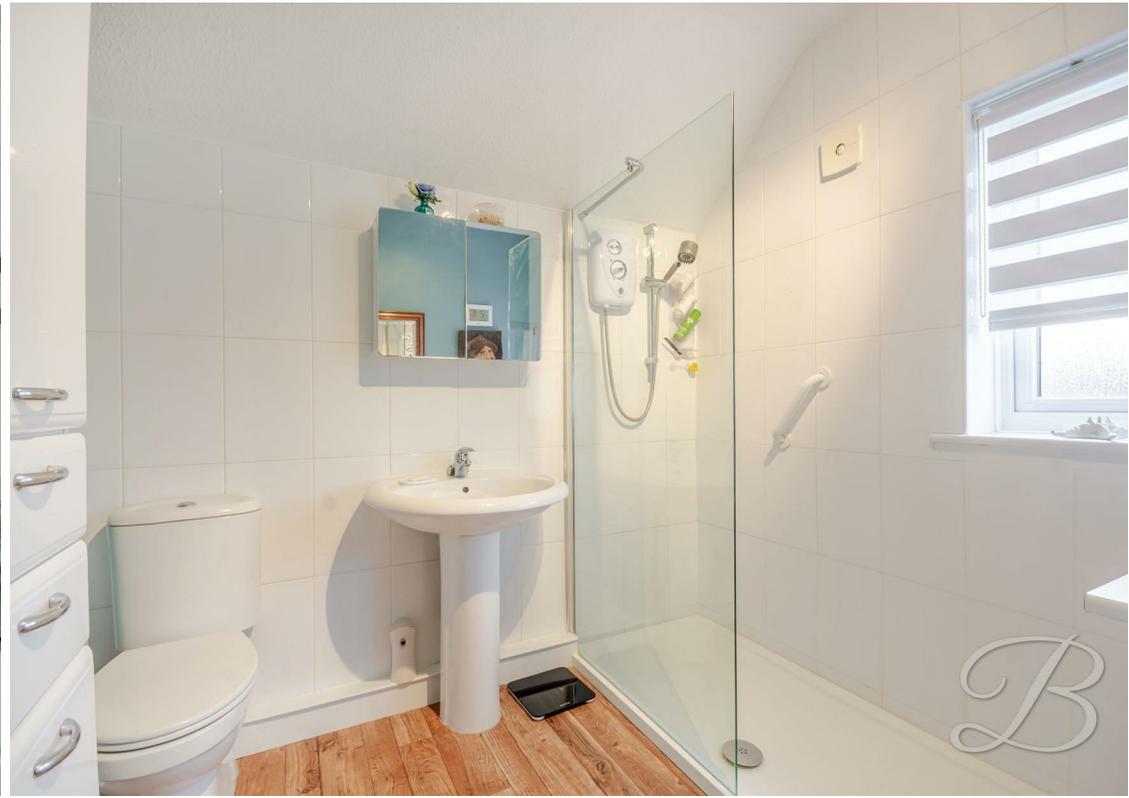
**Bedroom One 11'4" x 9'2"**  
Complete with carpet flooring, central heating radiator and benefits from having three fitted wardrobes providing convenient storage,

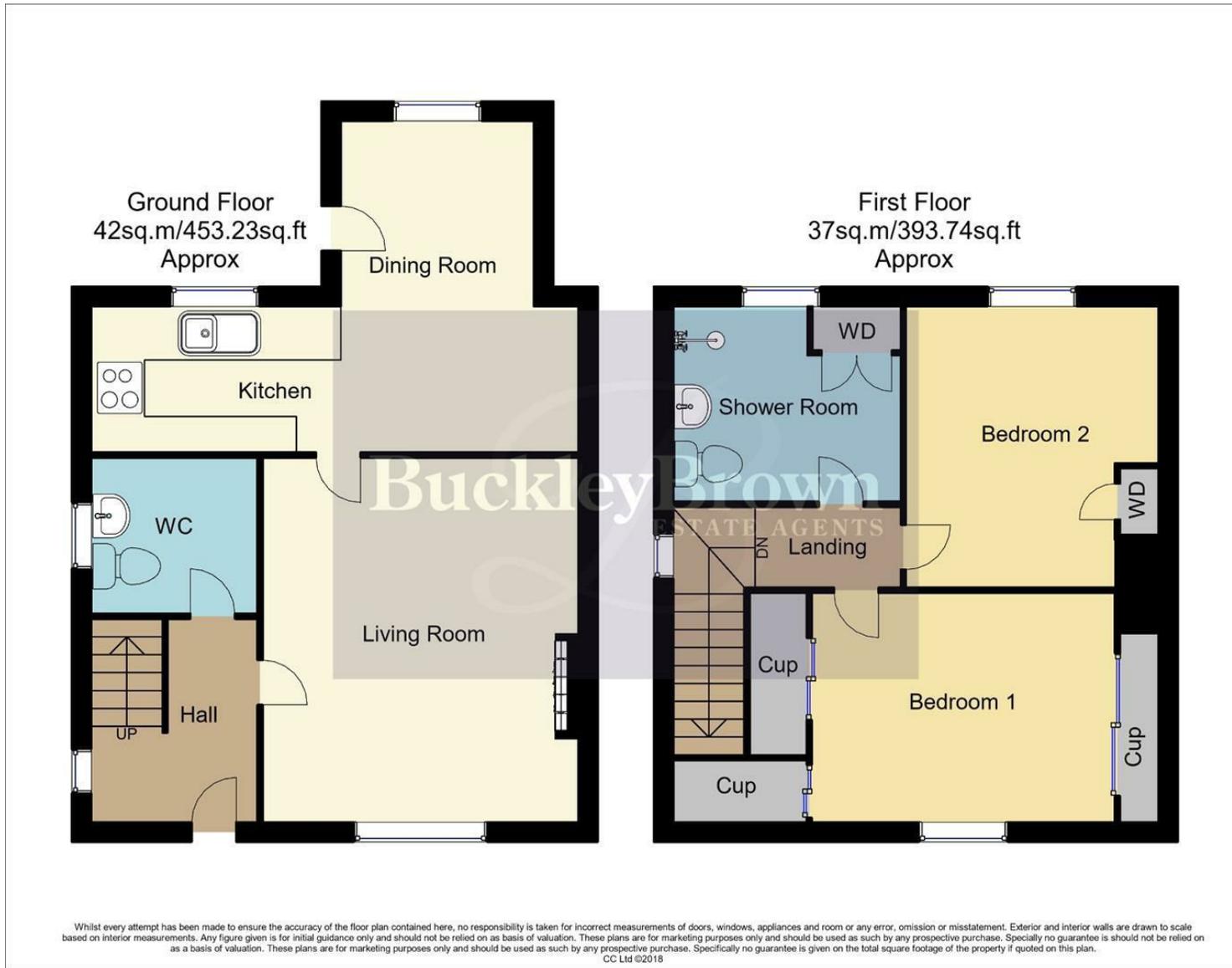
**Bedroom Two 9'9" x 10'9"**  
Complete with carpet flooring, window to rear elevation, central heating radiator and a built in wardrobe.



**Shower Room 8'3" x 7'7"**  
Complete with a three piece suite comprising of a walk in shower, low flush WC and hand wash basin. The room benefits from having part tiled walls, central heating radiator, fitted wardrobe and window to rear elevation,

**Outside**  
To the front of the property there is a drive way with car port providing off street parking. To the rear of the property there is a fantastic sized garden with fenced boundaries. Having a well maintained lawn, dedicated patio seating area and mature shrubbery this is the perfect space to enjoy the warmer months.





**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>		65	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## BuckleyBrown Estate Agents

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