



**Sixth Avenue, Edwinstowe**  
Mansfield, Nottinghamshire, NG21 9PW





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**\*\*AVAILABLE TO LET IN EDWINSTOWE- THIS HAS A BIG BACK GARDEN, SPACIOUS LOUNGE/DINER, AND CONSERVATORY\*\***

This well-loved three-bedroomed property situated in the heart of Edwinstowe briefly comprises of the following: Entrance via a composite door leading into the hallway, downstairs cloakroom/WC, L-shaped lounge/diner with storage cupboard and sliding doors into a well-proportioned conservatory and fitted kitchen.

First floor: Landing with airing cupboard housing the modern boiler unit, three light and airy bedrooms (two doubles and a single) along with a three-piece family bathroom.

Externally: Situated in a cul-de-sac position with a tandem driveway, front gardens, and the perfect size rear garden for the kids to play. Ideally, we would prefer a tenant that enjoys gardening and will happily take care of the garden maintenance frequently.

**\*\* VIEWINGS FROM THE 20TH SEPTEMBER \*\***



## Accommodation

### Entrance Hall

### Cloakroom/WC

### L-shaped Lounge/Diner

15'11" x 14'7" (4.871 x 4.446)

### Conservatory

13'9" x 11'0" (4.210 x 3.355)

### Landing

### Master Bedroom

13'0" x 8'0" (3.981 x 2.443)

### Bedroom Two

12'0" x 8'0" (3.678 x 2.457)

### Bedroom Three

7'7" x 6'4" (2.330 x 1.945)


### Externally





- Modern property in a sought after location
- Three bedrooms
- Large rear garden and conservatory which is perfect for entertaining
- Tandem driveway
- Modern GCH heating with Google Nest
- NEW carpets and flooring
- Modern and neutral decor
- Downstairs cloakroom/WC



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>		
(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	

COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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