

26 West Lane, Edwinstowe, Mansfield, Nottinghamshire, NG21 9QT

Offers Over £215,000

Tel: 01623 626990

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Open Plan Kitchen/Diner
- UPVC Double Glazing
- Large Driveway
- Walking Distance to Amenities
- 3 Bedrooms
- Separate Dual Aspect Lounge
- Gas Central Heating (Combi Boiler)
- Generous Plot
- Central Village Location

A three bedroom semi detached house occupying a generous plot with a large driveway providing ample off road parking.

The property is presented in excellent condition throughout with gas central heating (combi boiler) and UPVC double glazing. The property has had repointing brick work done to the front and rear elevations.

The living accommodation comprises an entrance lobby, dual aspect lounge, dining room and a kitchen. The first floor landing leads to three bedrooms, a bathroom and separate WC.

OUTSIDE

The property is situated in a central village location within walking distance to shops and amenities. The property occupies a generous, triangular shaped, corner plot with a low stone wall boundary and large gravel driveway providing ample off road parking. The front garden is laid to lawn with gravel borders and a central pathway leads to the front entrance door. A path to the side of the house with gate at the end leads to the rear garden. To the rear of the property, there is a westerly facing garden recently landscaped with new turf laid at the end, raised beds, a shed and new fence panels installed. There is an adjoining outhouse providing useful storage space housing the combi boiler.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE LOBBY

With stairs to the first floor landing.

LOUNGE

18'0" x 10'7" (5.49m x 3.23m)
A spacious dual aspect reception room, with cast iron feature fireplace with hearth and stone surround. Radiator, coving to ceiling and double glazed windows to the front and rear elevations.

DINING ROOM

12'0" x 9'10" (3.66m x 3.00m)
Having fitted cabinets providing fantastic storage space, radiator and double glazed window to the front elevation. Open plan to:

KITCHEN

13'8" x 7'7" (4.17m x 2.31m)
Fitted with a range of modern units comprising wall cupboards, base units and drawers complemented by laminate wood effect work surfaces above. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated oven, four ring gas hob and stainless steel extactor hood over. Vertical radiator, contemporary tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer and two double glazed windows to the rear elevation.

FIRST FLOOR LANDING

With loft hatch.

BEDROOM 1

17'11" x 11'0" into wardrobes (5.46m x 3.35m into wardrobes)
A large, dual aspect, double bedroom, having extensive fitted wardrobes either side of the chimney breast, plus separate built-in cupboard. Two radiators and double glazed windows to the front and rear elevations.

BEDROOM 2

11'11" x 9'10" (3.63m x 3.00m)
With radiator, built-in cupboard and double glazed window to the front elevation.

BEDROOM 3

9'0" x 7'7" (2.74m x 2.31m)
With radiator and double glazed window to the rear elevation.

BATHROOM

5'8" x 4'6" (1.73m x 1.37m)
Having a modern white suite with chrome fittings comprising a panelled bath with screen and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Radiator, part tiled walls, radiator and obscure double glazed window to the rear elevation.

SEPARATE WC

4'8" x 2'7" (1.42m x 0.79m)
With WC, radiator, part tiled walls and obscure double glazed window to the rear elevation.

ADJOINING OUTHOUSE

7'0" x 2'9" (2.13m x 0.84m)
Housing the Baxi combi boiler.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS
All mains services are connected.

MORTGAGE ADVICE
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

































































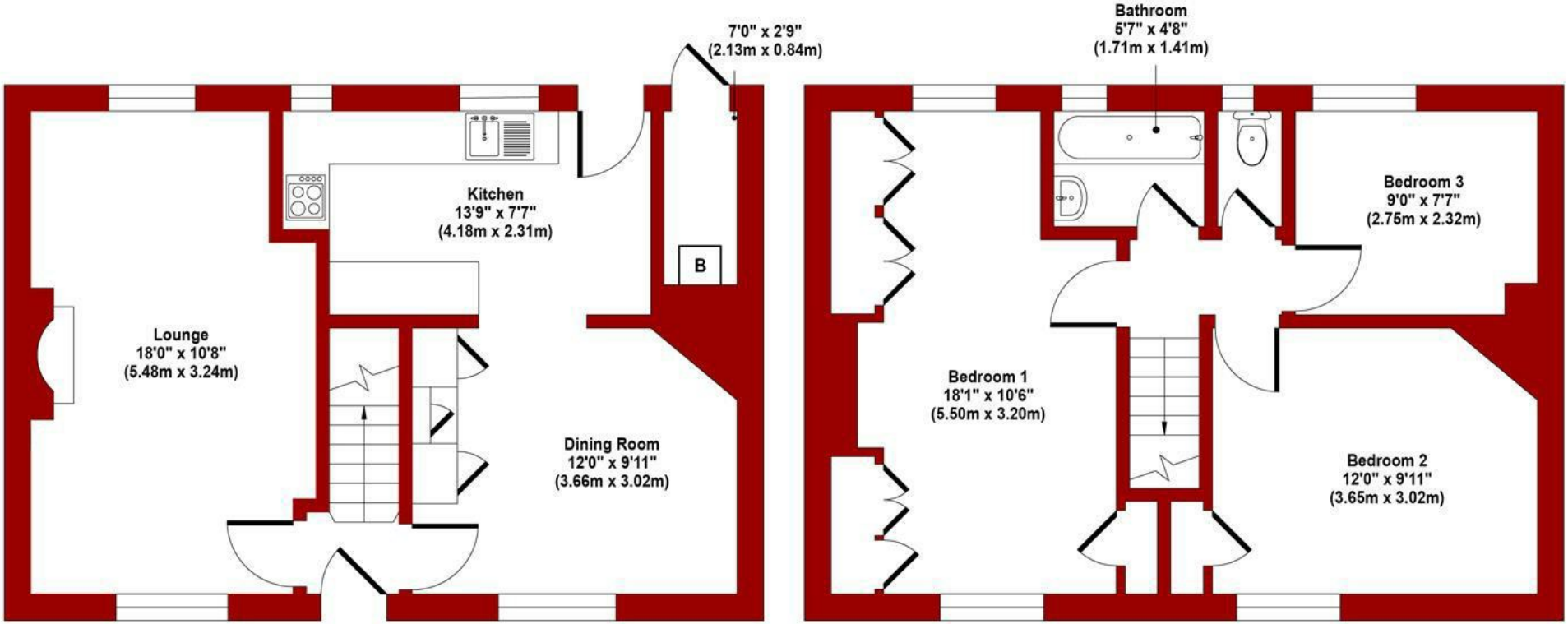








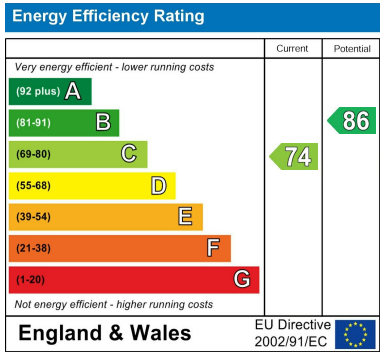
West Lane, Edwinstowe
Approximate Gross Internal Area
Total = 946 SQ FT / 88 SQ M

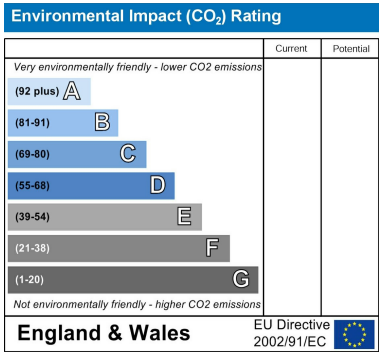


Ground Floor **First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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