

Field View Bungalow, Station Road

Edingley, NG22 8BX

Book a Viewing!

£425,000

Enjoying enviable countryside views to the rear, this modern Detached Bungalow offers an appealing blend of comfortable living and exciting future potential. Built circa 2000 and offered for sale with No Onward Chain, the property is ideal for those seeking single-storey living with the flexibility to grow, with potential for loft conversion subject to the necessary permissions. The well proportioned accommodation includes a welcoming entrance hall with cloakroom, two double bedrooms with fitted wardrobes and a comfortable living room featuring a fireplace and French doors opening onto the rear garden, perfect for enjoying the peaceful rural outlook. At the heart of the home is the kitchen diner, complemented by a practical pantry, utility room and WC. Outside, courtyard-style parking provides ample space for multiple vehicles alongside a garage. Further benefits include floorboards throughout and a new gas boiler fitted in October 2026.





Field View Bungalow, Station Road, Edingley, NG22 8BX







LOCATION
Edingley is a small village situated on the A617 road, which connects Newark-on-Trent to Mansfield. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists. The village is known for its friendly community and has a village hall, a pub, and a post office. The village is also home to a number of small businesses, including a farm shop and a garden centre. The village is well-connected, with regular bus services to nearby towns and cities.

ACCOMMODATION

ENTRANCE HALL
With uPVC double glazed window and door, radiators, access to roof space and doors to bathroom, bedrooms, living room, kitchen diner and cloakroom.

CLOAKROOM
9' 6" x 4' 7" (2.9m x 1.4m) With stripped wood flooring.

LIVING ROOM
14' 1" x 14' 1" (4.3m x 4.3m) With uPVC double glazed windows and French doors onto the rear garden, picture rail, radiator and fireplace.









KITCHEN DINER
17' 0" x 14' 1" (5.2m x 4.3m) Fitted with a range of wall, base and display units, work surface and sink unit with mixer tap and duel drainers, radiator, stripped wood flooring, double oven with five ring gas hob, uPVC double glazed window to the rear, pantry and door to utility room.

UTILITY ROOM
10' 9" x 6' 10" (3.3m x 2.1m) Fitted base units, worksurface, sink unit with mixer tap, under counter spaces for a washing machine and for a dryer, radiator, extractor, wall mounted gas central heating boiler (fitted October 2026), uPVC double glazed window and door rear garden, stripped wood flooring and door to WC.

WC
Comprising of a low level WC, radiator, extractor, stripped wood floor and uPVC double glazed opaque window to the side elevation.

BEDROOM ONE
13' 1" x 13' 1" (4m x 4m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobes.

BEDROOM TWO
13' 9" x 10' 5" (4.2m x 3.20m) With uPVC double glazed window to the front elevation, radiator, stripped wood flooring and built-in wardrobes.

BATHROOM
10' 5" x 6' 6" (3.20m x 2m) Four piece bathroom suite comprising a shower cubicle with a mains fed attachment, panelled bath with mixer shower attachment, low level WC and pedestal wash hand basin, radiator, heated towel rail, extractor, tiled splashbacks, laminate flooring and uPVC double glazed opaque window to the side elevation.

OUTSIDE
Gated access to the front onto a block paved forecourt style driveway, raised lawn garden area, outside tap and gated access to side. To the rear there is a paved patio and raised lawn garden with lovely countryside views.

GARAGE
19' 4" x 9' 10" (5.9m x 3m) With an electric up-and-over door, power and lighting.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

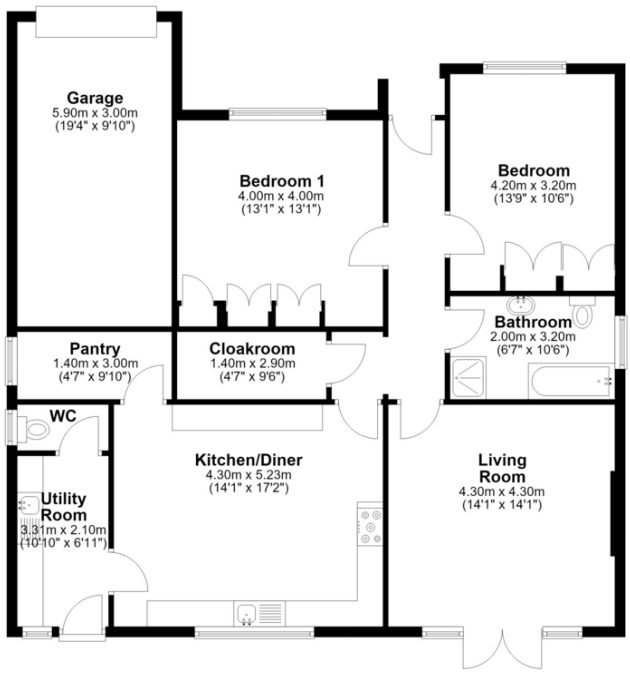
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Ground Floor
Approx. 124.2 sq. metres (1337.3 sq. feet)



Total area: approx. 124.2 sq. metres (1337.3 sq. feet)
Field View, Edingley

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman