





# Linquenda Limes Avenue, Nether Langwith

£415,000-£425,000 Guide Price Freehold

BEAUTIFULLY PRESENTED DETACHED BUNGALOW • OCCUPYING A SUBSTANTIAL PLOT • DRIVEWAY FOR SEVERAL VEHICLES & DOUBLE GARAGE • THREE DOUBLE BEDROOMS & OPEN PLAN DINING KITCHEN • STUNNING LOCATION, NO UPWARD CHAIN • EPC RATING C















#### **How To Find The Property**

Take the Chesterfield Road A6191 out of Mansfield for about four miles to the traffic roundabout at Pleasley. Take the fourth exit towards Shirebrook and continue to the crossroads by the cemetery. Go straight across into Common Lane, passing the Shirebrook Academy to the T junction by the Devonshire Arms. Turn right and continue towards Langwith. Pass under the railway bridge and continue until turning left at the Jug & Glass public house into Limes Avenue, then take the right turn onto the private road of Welfitt Grove, where the property is located on the left hand side.

#### **Entrance Hall**

Accessed via a composite front door, the entrance hall features wooden flooring that continues into the lounge. Spotlights brighten the area, which also includes power points, a central heating radiator, and useful storage space. internal door lead to all the properties accommodation.

## Lounge

16' 11" x 14' 5" (5 16m x 4 39m)

The lounge is finished with wooden flooring and features a brick mantelpiece with an electric fire, creating a focal point. Coved ceilings add character, while multiple UPVC double glazed windows to the front and side aspects provide excellent natural light. Central heating radiator and ample power points are included.

#### Kitchen/Diner

18' 10" x 14' 5" (5.74m x 4.39m)

This open-plan kitchen/diner features tiled flooring and a range of fitted base units with a one and a half bowl sink. Integrated appliances include an oven, hob with extractor fan, fridge freezer, and dishwasher. A central island provides additional storage and seating, ideal for casual dining. Natural light enters via a UPVC double glazed side window and double doors that open out onto the patio. Power points and a central heating radiator complete the space.

### WC

The separate WC is fitted with tiled flooring, a low flush toilet, pedestal sink with tiled splash back, and a UPVC double glazed window.

#### **Utility Room**

9' 4" x 5' 7" (2.84m x 1.70m)

Continuing the tiled flooring from the kitchen, the utility room offers a practical workspace with a base unit and sink, plus a full height storage cupboard added further valuable storage space. Additionally, there's space and plumbing for a washing machine, a UPVC double glazed window, power points, and a central heating radiator.

#### Bedroom No 1

13' 0" x 12' 11" (3.96m x 3.94m)

A well-proportioned double bedroom with a UPVC double glazed window overlooking the front of the property, allowing plenty of natural light. Complete with central heating radiator and power points.

## Bedroom No 2

12' 11" x 9' 11" (3.94m x 3.02m)

This second double bedroom includes a central heating radiator, power points, and a UPVC double glazed window offering pleasant views.

#### Bedroom No 3

11' 0" x 9' 5" (3.35m x 2.87m

Also a comfortable double room, bedroom three features a UPVC double glazed window to the rear, central heating radiator, and power points.

#### **Shower Room**

The shower room is finished with floor-to-ceiling tiling and includes a mains-fed shower cubicle, vanity sink, low flush WC with countertop and storage, and a matching fitted storage cupboard mounted to the wall. A UPVC double glazed window and central heating towel rail complete the space.

#### Outside

The property occupies a truly impressive plot, with a beautifully maintained lawned frontage that sets a welcoming tone from the outset. Mature shrub borders frame the garden, while attractive raised patio areas to the side provide ideal spaces for outdoor seating and entertaining. Central steps lead up to the front entrance. To the rear, gated access opens onto a substantial paved driveway offering generous off-road parking for multiple vehicles. This in turn leads to a brick-built double garage, complete with up-and-over doors, power, and lighting—perfect for secure parking, storage, or workshop use. There's also additional space to the side of the garage for further parking if required. A further patio area to the rear offers a peaceful spot to relax or entertain, making the outside space one of the property's standout features.

## **Double Garage**

A spacious double garage with two up-and-over doors, power points, and two UPVC double glazed windows. There is space for two vehicles and ample additional storage.

## **Additional Information**

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband









These brochures are produced as a guide only. The floor plan and measurements are not to be relied upon for furnishing or any other purposes and are approximate.



