



RECTORY ROAD | UPPER LANGWITH | MANSFIELD | NG20 9RF



OPEN TO REASONABLE OFFERS!!...This stunning four-bedroom detached property is one we simply can't wait to show you around. Standing proud of an impressive plot, and boasting an incredibly spacious internal layout, this family home has been kept to a wonderful standard throughout and is the perfect forever home for families to make memories for years to come. This property is just a few home improvements away from becoming your dream home! Let's take a look around...

As soon as you walk through the door, you will be impressed by the layout which offers a great sense of space to add your own homely touches. The open-plan lounge/diner is an incredible entertaining space which lends itself perfectly to cosy nights in with family, and the sliding doors lead you out nicely to the rear garden. The kitchen is just next door and provides a range of matching units to utilise, along with space for appliances and ample worktop space to cook tasty meals. There's also a handy utility and WC for added convenience. Moving further, you will find two double bedrooms, both offering space for you to make your own. Completing the floor is the family bathroom which comprises a four-piece suite.

The first floor welcomes you to two additional bedrooms, both of which offer a wealth of space and flexibility to add your own stamp. Both benefit from velux windows, allowing a wealth of natural light to flow through. There is also potential for a loft conversion here to create another bedroom.

The outside space is beautifully maintained and spacious, offering a generous patio seating area, lawn and surrounding mature shrubs and trees. The perfect space to enjoy spending quality time with friends and family- whether that's enjoying a summer BBQ or a spot of gardening. The garage can also be found to the rear of the property. To the front is a fabulous lawn with mature shrubs, alongside a gated driveway that allows space for ample off-road parking. Call today to book a viewing!





### Entrance Hall

With fitted carpets, central heating radiator, two storage cupboards, stairs leading up to the first floor and access into;

### Living Room 17'11" x 27'7"

Open plan with fitted carpets, feature fireplace, window to the front elevation and sliding doors leading out to the rear garden.

### Dining Area 8'10" x 11'6"

With fitted carpets, central heating radiator and window to the front elevation. With access into;

### Kitchen 9'10" x 11'6"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated Neff

appliances, hob with extractor fan above, central heating radiator and window to the front elevation.

### Utility 6'7" x 7'10"

Complete with a range of base units with worktop over, inset sink with mixer tap, space and plumbing for additional appliances, window to the rear elevation and a door leading out to the rear garden. With access into;

### WC

Complete with a low flush WC, hand wash basin, half-height tiling and opaque window to the rear elevation.

### Bedroom Two 12'8" x 15'4"

With fitted carpets, central heating radiator and window to the front elevation.



### Bedroom Three 11'10" x 11'11"

With fitted carpets, central heating radiator and window to the rear elevation.

### Bathroom 7'10" x 9'6"

Complete with a fitted bath, separate walk-in shower cubicle, low flush WC, hand wash basin, full-height tiling, central heating radiator and opaque window to the rear elevation.

### Landing

With fitted carpets, window to the side elevation and access into;

### Bedroom One 12'9" x 15'4"

With fitted carpets, central heating radiator, window to the front elevation and two additional velux windows.

### Bedroom Four 7'5" x 11'11"

With fitted carpets, central heating radiator and velux window.

### Outside

Boasting an excellent plot and featuring a generous rear garden that is mainly laid to lawn with a paved seating area and beautiful surrounding mature shrubs and trees. You'll also gain access to the garage (2.95m x 6.00m) here. To the front of the property is a wonderful and spacious lawn area with surrounding shrubs and trees, alongside a gated private driveway that allows space for ample off-road parking.

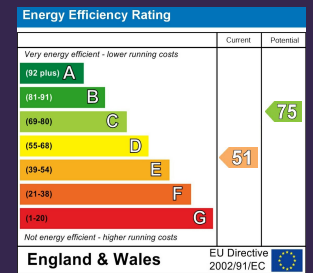




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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