



HARTINGTON STREET | LANGWITH | MANSFIELD | NG20 9DT

**BuckleyBrown**  
ESTATE AGENTS

JUST SAY YES!!.. Prepare to be impressed from the moment you step inside this wonderful four-bedroom family home! Presented to a lovely standard throughout, this property offers a spacious and modern internal layout that is just perfect for first-time buyers and growing families. If that's not enough, the property is also positioned in a peaceful part of Langwith village with plenty of walking trails nearby making it a firm family favourite! The ground floor immediately welcomes you into a fantastic, open-plan kitchen/diner that is complete with a range of modern, high-gloss units to utilise, along with space for all essential appliances. The ideal setting for practising your culinary skills! There's also ample dining space to enjoy sit down meals with the family. The living room is just next door and equally as impressive, boasting a wealth of space for furnishings and homely touches, and benefitting from dual aspect windows that allow a wealth of natural light to flow through wonderfully! There's also a useful lean to with ample storage space, and this provides you with handy access out to the rear garden. Completing the floor is a stylish bathroom where you'll love unwinding after a long day. The first floor welcomes you to four well-appointed bedrooms, all of which are a terrific size with lots of space and versatility to add your own stamp, and each with a neutral colour palette for easy personalisation. You'll also find a handy shower room just off the landing, comprising of a three-piece suite. Heading outside, you will be welcomed to a spacious and low-maintenance rear garden that features a patio seating area, lawn and storage shed for added convenience. A great setting to enjoy a spot of gardening, or alfresco dining with friends and family. The front of the property also benefits from a low-maintenance lawn, alongside a gated driveway providing off-road parking.

#### Kitchen/Diner 14'1" x 15'8"

Open-plan and complete with a modern range of high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, hob with extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, ample dining space, downlights, central heating radiator, and stairs leading up to the first floor.

#### Living Room 16'0" x 15'8"

With laminate flooring, central heating radiator, and dual aspect windows to the front and rear elevation.

#### Lean To

With central heating radiator, surrounding windows, and a door leading outside.

#### Bathroom 7'0" x 5'6"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, central heating radiator, downlights, and opaque window to the front elevation.

#### Landing

With fitted carpets, airing cupboard, central heating radiator, window to the rear elevation, and access into;

#### Bedroom One 10'2" x 9'2"

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

#### Bedroom Two 10'2" x 8'2"

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

#### Bedroom Three 10'2" x 8'0"

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

#### Bedroom Four 10'2" x 7'0"

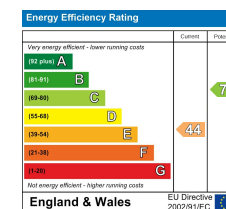
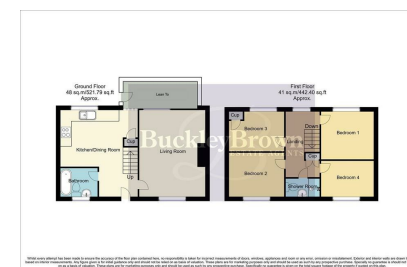
With fitted carpets, central heating radiator, and window to the front elevation.

#### Shower Room 5'10" x 4'7"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin and downlights.

#### Outside

Featuring a spacious garden to the rear with a patio seating area, low-maintenance lawn, and storage shed. The front of the property also benefits from a well-maintained frontage, alongside a gated driveway for off-road parking.



## BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

