



LANGAR PLACE | FOREST TOWN | MANSFIELD | NG19 0DF

**BuckleyBrown**  
ESTATE AGENTS



TRULY STUNNING!! Prepare to fall head over heels for this four-bedroom modern dormer bungalow which boasts incredible accommodation throughout. Comprising a well-presented and spacious interior, this property has been kept to a fantastic standard by its current owner and is guaranteed to impress upon viewing! Let's take a look inside.

As you walk inside, you will first be welcomed into the light and airy entrance hallway and will be led into a lovely family lounge with a beautiful feature fireplace. This room has been decorated nicely in a neutral colour palette, giving off a warm and inviting feel. As you walk further you will find the open-planned dining room with double sliding doors allowing plenty of natural light. This is the perfect area for sitting down family meals. Through to the kitchen comes fitted with cabinets and units, together with integrated appliances and a handy back door with access to the garden. The ground floor also hosts two well-sized bedrooms which have been well-kept, and a family bathroom which hosts a bath with shower above.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to two fabulous bedrooms, both with fitted wardrobes for added luxury. The first floor hosts an impressive amount of space, with two large eaves store cupboards, perfect for keeping attic goods!

Heading outside, you will discover a delightful landscaped rear garden, complete with a low-maintenance artificial lawn and spacious patio with a pretty pergola area to the bottom of the garden, a fantastic place to unwind. To the front offers a single garage, a car port and parking for 5 cars! You don't want to miss out on this home, so call now to arrange a viewing!







#### Hall

With access to;

#### Kitchen

A range of cabinetry with work surface over, with integrated appliances and a window and door to rear elevation.

#### Lounge

With carpeted flooring and a feature fireplace.

#### Dining Room

With sliding double doors to rear elevation.

#### Bedroom One

With window to front elevation.

#### Bedroom Two

With window to front elevation.

#### Bathroom

Including a three-piece suite and window to side elevation.

#### Landing

With access to;

#### Bedroom Three

With window to side elevation.

#### Bedroom Four

With window to rear elevation.

#### Outside

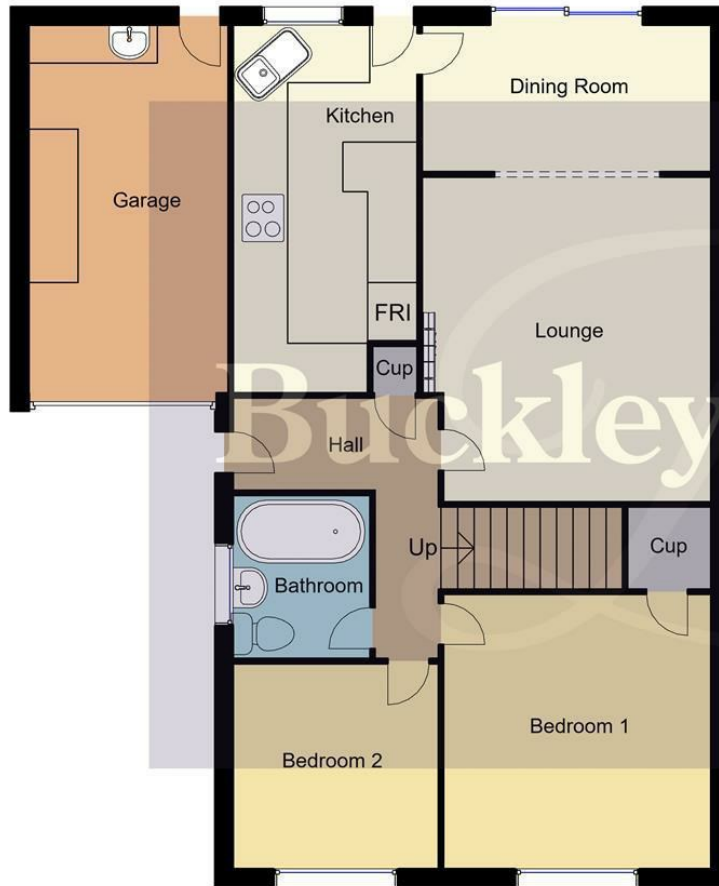
An artificial lawn area to the rear with a garage and car port to the front. With private parking for multiple cars.







Ground Floor  
79 Sq.m/846.32 Sq.ft  
Approx



First Floor  
39 Sq.m/423.98 Sq.ft  
Approx



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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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