



Offers Over £280,000

LANGWITH ROAD | LANGWITH JUNCTION | MANSFIELD | NG20 9RN

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ESTATE AGENTS

YOUR NEXT MOVE!...Welcome to this charming detached bungalow that offers a delightful living experience. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three versatile bedrooms, there's ample space for the whole family to unwind. Let's step inside and see all the wonderful features on offer...

One of the highlights of this property is the modern kitchen, fitted with shaker style cabinets and units, work surface and integrated appliances. Not to mention a spacious dining area, ideal for enjoying delicious meals together. For those looking to work from home, the versatile sunroom offers a tranquil setting with ample natural light, creating the perfect environment for remote working. Together with French doors leading outside to the rear garden for added convenience. In addition, there is a stunning family bathroom fitted with a four piece suite, including a bath and separate shower cubicle.

Parking is a breeze with the driveway providing ample space for your vehicles. Alongside a garage offering additional storage space or the perfect spot to park your car securely. There is a generously sized garden to the rear with a maintained lawn, decorative shrubbery and spacious patio seating area!

Don't miss out on the opportunity to make this charming bungalow your new home. Call now to arrange a viewing!





Entrance Hallway
With laminate flooring, central heating radiator, fitted wardrobe and access to;

Living Room 10'5" x 11'9"
With laminate flooring, coving, coving and bay window to the front elevation.

Kitchen 15'4" x 8'3"
Fitted with shaker style cabinets and units, work surface, gas hob, extractor fan, splash back, inset sink with mixer tap above, coving, integrated fridge freezer, central heating radiator, window to the rear elevation and door leading outside.

Dining Room 12'0" x 16'2"
With a central heating radiator, laminate flooring and coving.

Sun Room 9'3" x 9'4"
With laminate flooring, central heating radiator and French doors leading outside. Providing an excellent space for remote working/studying.

Bedroom One 14'1" x 13'10"
With laminate flooring, central heating radiator and French doors leading outside.

Bedroom Two 14'0" x 9'2"
With laminate flooring, central heating radiator and window to the side elevation.



Bedroom Three 9'11" x 9'11"
With laminate flooring, central heating radiator and bay window to the front elevation.

Bathroom 9'11" x 9'11"
Complete with a bath, low flush WC, pedestal sink, modern tiling, enclosed shower and an opaque window to the side elevation.

WC
Fitted with a low flush WC and wash hand basin.

Outside
With a tarmac driveway to the front elevation providing off-street parking and an attached garage for handy

storage. There is a generously sized garden to the rear with a maintained lawn, decorative shrubbery, spacious patio seating area and fence surround.



Ground Floor
136 Sq.mt / 1463.89 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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