



Offers Over £250,000 Freehold

ALBINE ROAD | LANGWITH JUNCTION | MANSFIELD | NG20 9AW



YOU ARE GOING TO LOVE THIS!...Welcome to this beautifully presented four-bedroom home, perfectly situated with a double driveway offering convenient off-street parking. This stylish property boasts a spacious layout, complemented by modern fixtures and fittings throughout. The property features soundproofing in the living room and bedrooms and recent upgrades include new windows, doors and roof, enhancing both the aesthetic appeal and energy efficiency of the home. Situated just a short walk from Shirebrook Academy and Langwith Bassett Junior Academy. Not to mention Derbyshire countryside on the doorstep for local walks and beautiful scenery.

The ground floor showcases a bay-fronted living room, offering a light and airy ambiance with its neutral decor, making it an inviting space for relaxation and entertainment. The kitchen is simply stunning, fitted with sleek wall and base units, a complementary work surface, and double windows that flood the space with natural light. An added benefit is the air-conditioning, ensuring comfort year-round. In addition, there is a handy shower room off from the hallway.

This versatile property offers four well-appointed bedrooms, providing ample space for family and guests. Together with a spacious and modern shower room.

The exterior of the property is equally impressive. The rear garden boasts a spacious decked seating area, a patio and decorative plants. The garden is enclosed by a fence for added privacy and includes a bar area, perfect for entertaining in summer evenings. What more could you ask for?

Don't miss the opportunity to make this stunning property your new home!





Living Room 11'9" x 12'6"
With carpet to flooring, vertical central heating radiator and bay window.

Kitchen 18'5" x 8'6"
Fitted with sleek wall and base units, work surface, integrated oven, ceramic hob, inset sink, vertical central heating radiator, air-conditioning and double windows.

Utility 6'5" x 6'6"
With work surface, cabinets inset sink and plumbing for a washing machine. Along with a window.

Shower Room 6'5" x 6'4"
Fitted with an enclosed shower,

pedestal sink, low flush WC, down lights and an opaque window.

Landing
With carpet to flooring and access to;

Bedroom One 11'5" x 12'3"
With carpet to flooring, central heating radiator and window.

Bedroom Two 10'7" x 12'6"
With carpet to flooring, central heating radiator and window.

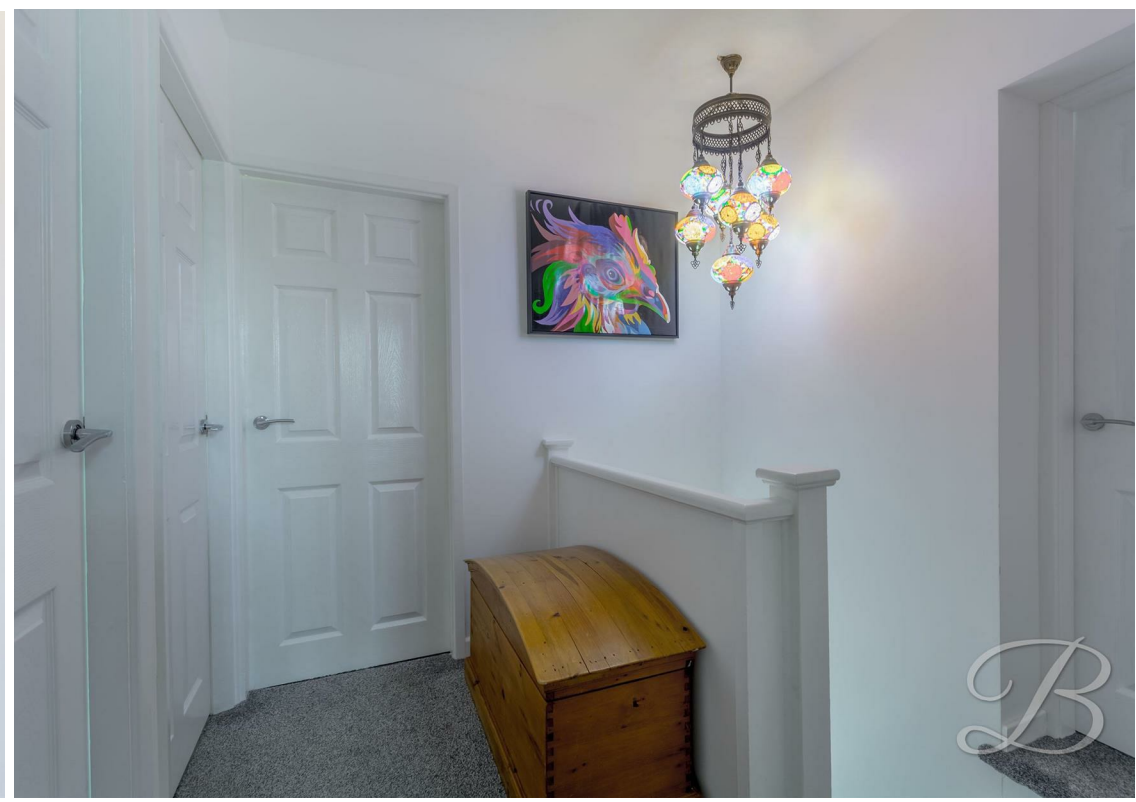
Bedroom Three 10'7" x 9'11"
With carpet to flooring, central heating radiator and window.

Bedroom Four 7'0" x 7'10"
With carpet to flooring, central heating radiator and window.



Shower Room 6'11" x 5'4"
Fitted with a walk-in shower, low flush WC, wash hand basin with vanity storage, modern full height tiling and an opaque window.

Outside
With a driveway providing off-street parking. There is an exceptional garden to the rear with a spacious decked seating area, patio, gravelled area and decorative plants. Along with a fence surround.





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) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(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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