



£775 Per Month

114 LANGWITH ROAD | SHIREBROOK | MANSFIELD | NG20 8TH

BuckleyBrown
ESTATE AGENTS

If you're looking for a well presented three double bedroom terrace that has been presented to a fantastic standard then look no further than this beauty!

As you walk through the front door you will be welcomed into a lovely lounge and will instantly feel at home. Complemented wonderfully with modern fixtures and fittings, this neutral room is of a brilliant size for you to enjoy all year round with family and friends and is a room you'll love to relax in after a hard days work. As you walk further you will find an inner hallway with cupboard for additional storage, staircase leading to the first floor and provides access into the dining room. The dining room is of a fantastic size for entertaining too and leads nicely into the kitchen. The kitchen will impress as it comes complete with a range of modern units and cabinets. For added convenience there is also space and plumbing for a range of appliances including a washing machine, dishwasher and fridge freezer and there is a door leading nicely out onto the garden. Moving on from here you will find a modern bathroom fitted with a suite in white which has been complemented well with modern fixtures and fittings.

You will find two well presented double bedrooms which are all of the good size and have all been neutrally decorated and complement each other very well. Not only that, there is a further bedroom upstairs which is of a generous size too and offers plenty of versatility to become an office which is ideal if you need to work from home!

With an easy to maintain frontage, you will continue to be impressed to find an easy to maintain enclosed garden to the rear which is mainly artificial grass with planted borders, fence surround, brick built shed and features a paved patio seating area! With easy access on-street parking to the front and the rear. The gov.uk website outlines that this property is a council tax band A. However, we recommend that any interested party conducts their own research.





Living Room 11'11" x 11'11"
 With carpet to flooring, central heating radiator and window to the front elevation

Inner Hallway
 With cupboard for additional storage, staircase leading to the first floor and access leading into;

Dining Room 11'11" x 11'11"
 With carpet to flooring, central heating radiator and a window to the rear elevation

Kitchen 6'4" x 9'9"
 Complete with a range of stylish modern units with complementary work surface over and inset sink and drainer. Space and plumbing for a washing machine, dishwasher and fridge freezer. With central heating radiator, there is a window

to the side elevation and a door leading nicely outside for offed convenience

Bathroom 6'4" x 5'6"
 Complete with panelled bath with screen and overhead shower, low flush WC, wash hand basin and window to the side elevation

Landing
 With access to;

Bedroom Two 11'11" x 11'11"
 With carpet to flooring, central heating radiator and window to the front elevation

Bedroom Three 11'11" x 11'11"
 With carpet to flooring, central heating radiator and window to the rear elevation



Bedroom One 11'10" x 17'6"
 With carpet to flooring, central heating radiator and window to the front elevation

Outside
 With an easy to maintain frontage and pathway leading to the front door. There is an easy to maintain enclosed garden to the rear which is mainly artificial grass with planted borders, fence surround, brick built shed and features a paved patio seating area! With easy access on-street parking to the front and the rear.





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			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(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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