



BURN BRAE COTTAGE MAIN ROAD | | NETHER LANGWITH | NG20 9EN

**BuckleyBrown**  
ESTATE AGENTS

CHARMING & CHARACTERFUL... is the only way we can describe this impressive three-bedroom detached house. Situated in the beautiful location of Nether Langwith, this property offers a welcoming and deceptively spacious layout where you will instantly feel at home! Let's take a look around...

Upon entering, you will firstly be welcomed into the lovely lounge. The log burner creates cosy and warm atmosphere whilst adding to the traditional theme. The kitchen is fitted with matching cabinetry and units, together with an inset sink and integrated appliances. Just next door you will find a handy utility room for extra storage. There is also door access which leads to the rear of the property. Completing the ground floor is a dining room which offers versatility to become whatever you wish.

Heading upstairs, you will be met with three spacious and well-appointed bedrooms offering space and versatility to add your own stamp. There is a private ensuite and a bathroom which hosts a three-piece suite with a luxurious freestanding bathtub.

Heading outside, you will discover an impressive plot of land which has been well-kept. This residence offers a driveway for off road parking and an outbuilding/car port. You don't want to miss out on this home, so call now to arrange a viewing!

Agent notice: Available by separate negotiation is additional land on a garden license. Please refer to property particulars for further information.





#### Hall

With access to;

#### Living Room 11'9" x 22'1"

Complete with a feature log burner, carpeted flooring and window to the front elevation. Including french doors to rear elevation.

#### Dining Room 11'9" x 11'10"

Including carpeted flooring, a central heating radiator and window to front elevation.

#### Kitchen 10'1" x 11'9"

Complete with a range of matching units and cabinetry, with an inset sink and integrated appliances. Including windows to side elevation.

#### Utility 6'0" x 7'6"

Comprising cabinets and work surfaces. With door access to side elevation.

#### Landing

With access to;

#### Bedroom One 11'9" x 11'10"

Including central heating radiator and window to front elevation.

#### Bedroom Two 11'8" x 11'10"

Including central heating radiator and window to front elevation.

#### Bedroom Three 11'5" x 11'9"

Including central heating radiator and window to side elevation.

#### Ensuite

With window to rear elevation.

#### Bathroom 9'10" x 11'5"

Comprising a three-piece suite with window to side elevation.

#### Outside

To the rear hosts an impressive sized plot of land which has been maintained to a good standard.

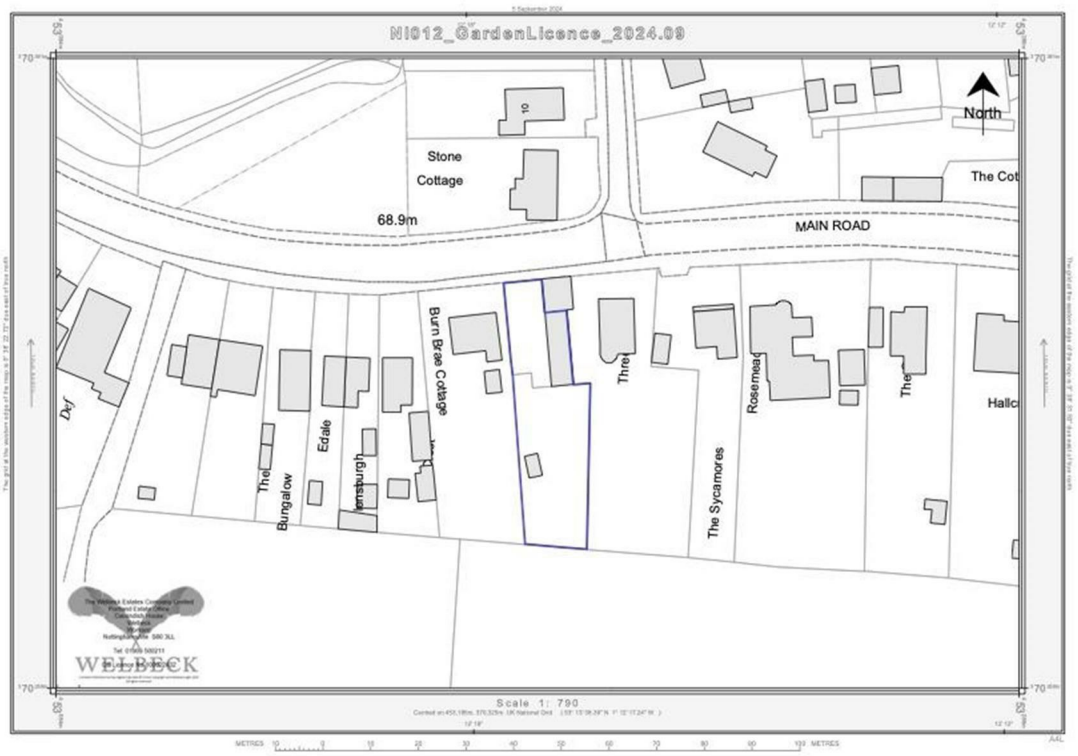
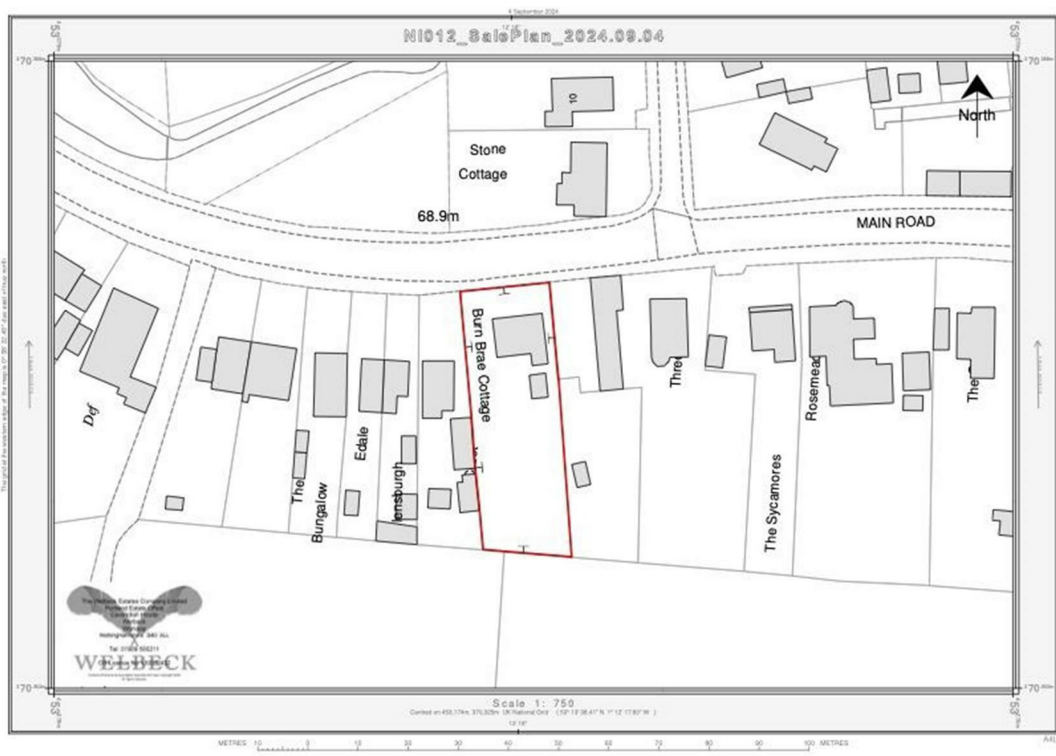
#### Garden License

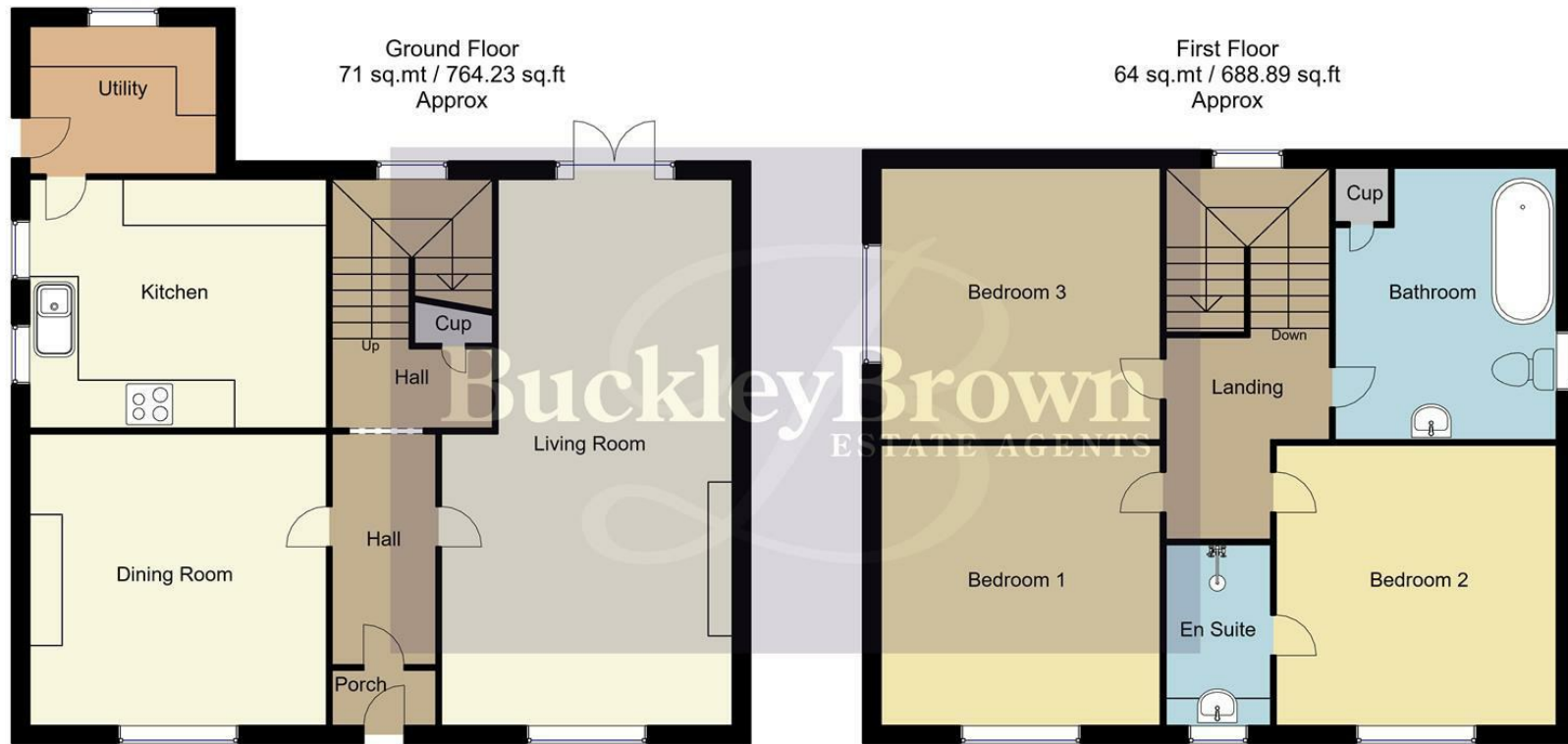
Available by separate negotiation is additional land on a garden license for an annual fee. On the ground there is a parking area, barn and land to the back. The plans on the details show in red what is included within the sale and in blue

outlines the ground in which would be included as part of the separate negotiation.

#### Additional Information

There is an overage of 40% over the whole plot for 40 years if someone develops on it.





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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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