



£850 Per Month

305 PORTLAND ROAD | | MANSFIELD | NG20 9EY

BuckleyBrown
ESTATE AGENTS

Do not miss your chance to find your perfect new home located in Whaley Thorns, Langwith. This stunning two bedroom townhouse has been completed to an exceptional standard.

This small community development is situated within the Whaley Thorns village of Langwith, offering both beautiful walks and local amenities on the doorstep. Whilst being just a short commute to Mansfield, Chesterfield and Worksop.

Stepping into your new home you are welcomed by a cosy hallway leading to a spacious and open lounge readily fitted with BT cables so you can kick your feet up and relax from the day you move in. The developers really have thought of everything as under the stairs comprises of both additional storage and a downstairs WC.

Leading through the lounge to the rear of the property you will find the open plan kitchen diner with French doors to the garden. The kitchens are fitted with on trend styles and integrated appliances.

On the first floor you will find two great sized double bedrooms and a family bathroom with a modern suite and shower over bath.

Outside you will find a double driveway to the front allowing for off-street parking.





Entrance Hallway

Which leads to;

Living Room 17'8" x 8'10"

with a front facing double glazed UPVC window, ample electric points and BT cable. The spacious area also includes under stairs storage and

Downstairs WC

with toilet and wash basin for ease.

Kitchen & Dining Area 12'3" x 8'2"

Through the lounge to the rear of the property, the open plan space has space for a dining table alongside the fitted modern kitchen. This kitchen is styled with fjord green units with soft close drawers and door dampers, co-ordinating Grey Bardolino Oak worktops and up-stands,

Geotech granite Anthracite Grey sink and chrome dual control tap and under wall unit lighting. Appliances included are single oven, 4 Zone Ceramic Hob with Extended Zone, Extractor, Glass Splashback and space for fridge freezer and plumbing for washing machine.

Bedroom 1 12'4" x 11'7"

The large master bedroom is front facing with an alcove perfect for built in wardrobe, TV and ample electric points.

Bedroom 2 13'9" x 6'7"

The second bedroom again is a spacious double to the rear of the property with plenty of space for fitted wardrobes.

Bathroom 8'2" x 5'4"

All bathrooms are fitted with Armitage

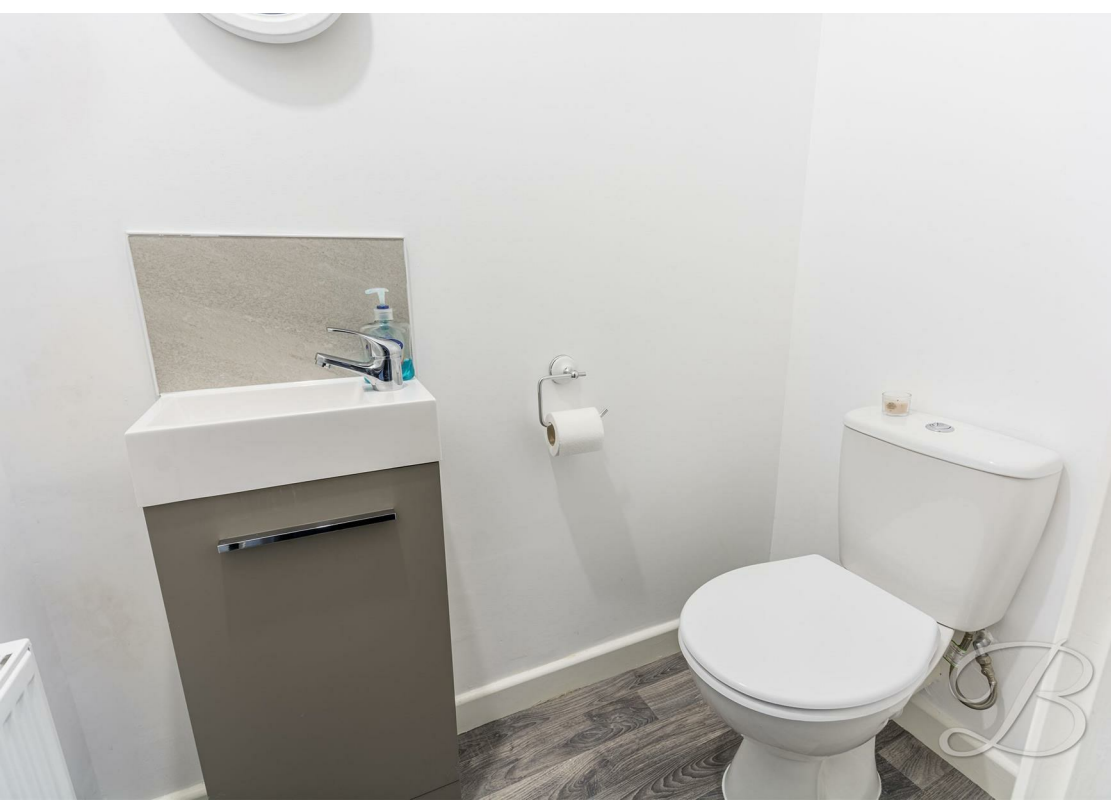
Shanks white sanitary ware, chrome taps to bath and washbasin, partially tiled wall and window cill and splashback behind basin.

External Features

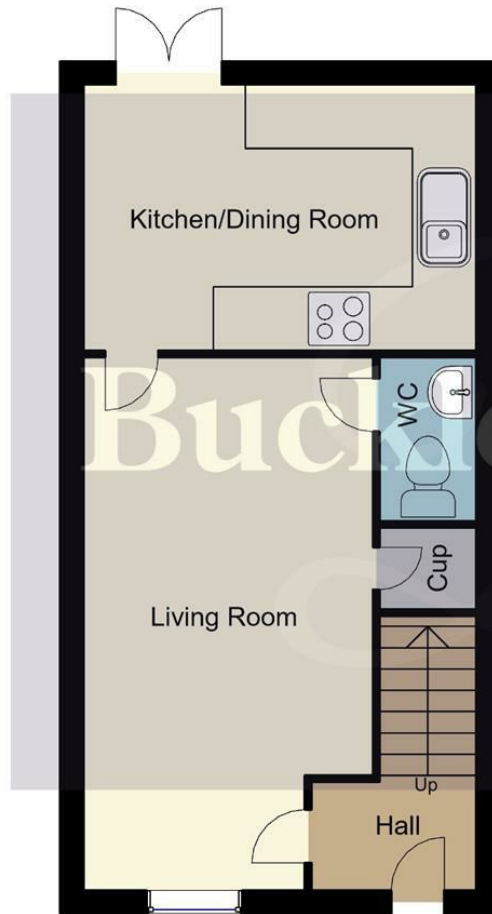
All properties will be finished with modern brick, professionally landscaped gardens, paved footpath and patio spaces, front wall lighting with a PIR sensor and tantalised fencing and gates.

Reserving Your New Munkbridge Home

A reservation fee of £1,000 will secure the property of your choice for 28 days, by which time solicitors should be appointed and contracts drawn up.



Ground Floor
33 sq.mt / 355.20 sq.ft
Approx



First Floor
32 sq.mt / 344.44 sq.ft
Approx

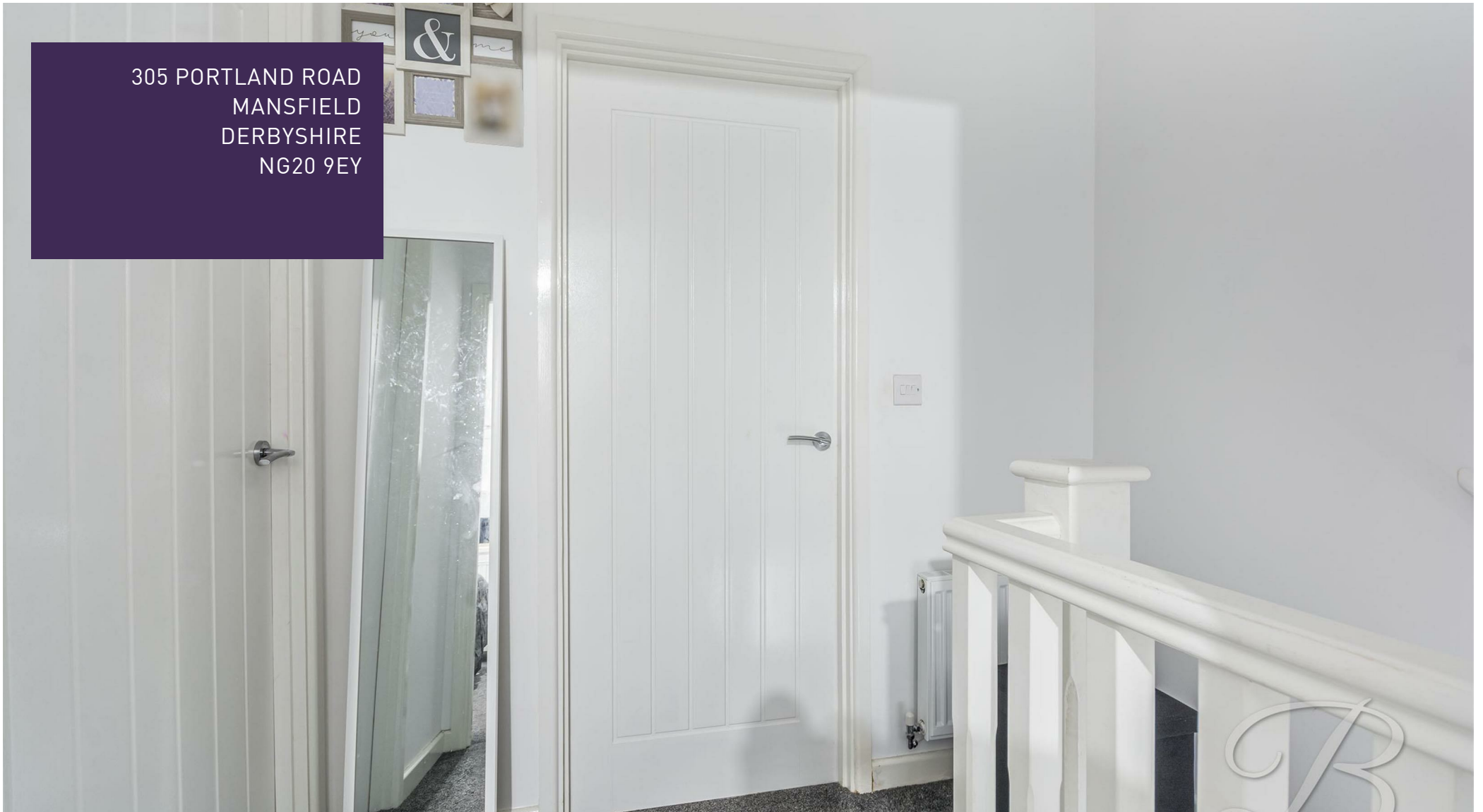


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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			98
(92 plus) A		84	
(81-91) B			
(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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