



£125,000 Freehold

21 BURLINGTON AVENUE | LANGWITH JUNCTION | MANSFIELD | NG20 9AB

BuckleyBrown
ESTATE AGENTS

FULL OF POTENTIAL!... We are excited to present this charming property, brimming with potential and offering generous living space across three floors—perfect for the entire family. Situated in the desirable Langwith area, this home is conveniently close to local amenities, shops, and transport links. Let's take a look inside!

As you enter the property, you're greeted by a spacious dining room featuring a large bay window that floods the space with natural light. Through an archway, you'll find the inviting living room, complete with a stylish gas fireplace that creates a warm, cozy ambiance for relaxing with loved ones. The ground floor also boasts a functional kitchen, equipped with a range of matching wall and base units, complemented by ample work surfaces. A stable-style door opens directly into the rear garden, ideal for easy outdoor access.

Upstairs, the first-floor accommodation includes two generously sized bedrooms, with the master benefiting from a stunning bay window. The family bathroom, located on this floor, features a clean, white three-piece suite. Additionally, the attic has been thoughtfully converted into a third bedroom, offering extra flexibility and space.

Outside, the rear garden is fully fenced for privacy and is predominantly laid to lawn, with a dedicated gravel seating area perfect for enjoying the summer months.





Dining Room 11'10" x 12'11"

Having a bay window to front elevation, radiator, laminate flooring and archway into the living room.

Living Room 15'7" x 12'11"

Having a feature gas fireplace with surround, window to rear elevation, laminate flooring, radiator and stairs to first floor accommodation.

Kitchen 11'8" x 7'4"

Complete with a range of matching wall and base units with complimentary work surface over, integrated oven with hob and extractor fan above, inset sink and drainer with mixer tap over, tiled splash back space for essential appliances, window to side elevation, stable style external door leading the to rear garden and gas boiler.

First Floor Landing

With carpet flooring, storage cupboard, stairs to attic room and giving access to;

Bedroom One 12'11" x 11'10"

Having a bay window to front elevation, laminate flooring and radiator.

Bedroom Two 12'2" x 6'4"

Having window to rear elevation, radiator and laminate flooring.

Bathroom 5'6" x 6'3"

Complete with a three piece suite in which comprising of panelled bath with shower over, pedestal hand wash basin, low flush WC, tiled walls, heated towel rail, window to rear elevation and vinyl flooring.

Second Floor



Attic Room/Bedroom Three 13'5" x 11'8"

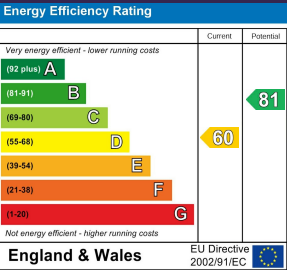
Having window to rear elevation, carpet flooring, eaves storage and radiator.

Outside

To the rear of the property there is a fenced garden mostly laid to lawn with a dedicated gravelled seating area to enjoy in the warmer months.



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.



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