



£210,000 Freehold

26 POULTER STREET | LANGWITH | MANSFIELD | NG20 9DH

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ESTATE AGENTS



## COMFORTABLE LIVING...

Situated in the sought-after village of Langwith, this beautifully renovated four-bedroom semi-detached home offers generous living space, modern finishes, and fantastic outdoor areas—ideal for families or anyone seeking a stylish and comfortable home. Lets take a look inside...

Upon entering, you're welcomed into a thoughtfully updated ground floor, featuring a fully equipped kitchen with contemporary units, quality appliances, and ample workspace—perfect for home cooking and entertaining. The heart of the home is the spacious open-plan living and dining area. The living room boasts a charming feature fireplace, adding a cosy focal point, while the adjoining dining area benefits from French doors leading directly into the conservatory, filling the space with natural light. Also on the ground floor is a modern shower room with a sleek three-piece suite, along with a separate utility room providing additional space for storage—adding to the home's practicality.

Upstairs, the first floor offers four generously sized bedrooms, ideal for growing families, guests, or even home office use. Each room has been tastefully decorated and is ready to move straight into.

Externally, the property continues to impress, with its garage and two driveways, providing ample off-road parking. The front garden is laid to lawn with mature trees offering a welcoming and private feel. To the rear, the garden has been designed for ease of maintenance and year-round enjoyment, featuring artificial grass, a paved patio seating area perfect for entertaining, and a charming summer house—ideal as a garden retreat, home office, or playroom.

Call today to arrange a viewing!!!





#### Porch

With surrounding windows and a door providing access into;

#### Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

#### Kitchen 15'4" x 9'7"

Complete with a modern range of cabinetry and ample worktop space. It features an inset sink and drainer, integrated eye level double oven and an electric hob with hood over. With a window to the rear elevation and a door providing direct access into the utility room.

#### Utility room 4'8" x 9'3"

Complete with further cabinetry and

worktop space with an inset sink and drainer and space for appliances. With a window to the side elevation and a door providing access onto the garden.

#### Living room 11'1" x 16'1"

With laminate flooring, feature fireplace and a window to the front elevation. This room benefits from an open plan design through to the dining room.

#### Dining Room 9'7" x 9'3"

With laminate flooring and doors providing access into the conservatory.

#### conservatory 9'5" x 12'11"

Complete with surrounding windows and doors to the rear elevation.



#### Shower Room 5'10" x 8'5"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 15'8" x 10'0"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from built in wardrobes.

#### Bedroom Two 11'1" x 7'10"

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 10'9" x 7'10"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from a built in cupboard.

#### Bedroom Four 7'11" x 7'9"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from a built in cupboard.

#### Outside

The property offers two driveways and a garage, with a front garden featuring a laid lawn and mature trees. The rear garden includes artificial grass, a patio seating area, and a summer house.





### Garage 8'3" x 16'0"

Accessible from the front and rear elevation, providing off-street parking or handy storage.

### Summer House 13'2" x 9'9"

A stylish and versatile summer house, perfect for use as a relaxing retreat, home office, or hobby space. Set within the rear garden, it offers a peaceful spot to enjoy the outdoors all year round.















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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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MANSFIELD  
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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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