



RECTORY ROAD | UPPER LANGWITH | MANSFIELD | NG20 9RF

**BuckleyBrown**  
ESTATE AGENTS

#### GUIDE PRICE - £510,000 TO £535,000

This stunning four-bedroom detached property is one we simply can't wait to show you around! Standing proud on an impressive plot and boasting an incredibly spacious internal layout, this family home has been maintained to a high standard throughout, with several modern upgrades already completed – including some new radiators, new windows with a 10 year guarantee, a new consumer unit with an electrical certificate, a serviced boiler, a brand new thermostat, new alarm system with certificates and fresh white paint throughout. This home is just a few finishing touches away from becoming your dream forever home!

As soon as you step inside, you'll be impressed by the well-designed layout that offers a great sense of space and the perfect canvas to add your own homely touches. The open-plan lounge/diner is ideal for entertaining or relaxing evenings in with family, with sliding doors that lead directly out to the rear garden, blending indoor and outdoor living beautifully.

The adjacent kitchen is fitted with a range of matching units, space for appliances, and generous worktop space – perfect for cooking up delicious meals. There's also a handy utility room and WC for added convenience.

On the ground floor, you'll find two spacious double bedrooms, each offering ample room for personalisation, along with a four-piece family bathroom suite that has been well cared for.

Upstairs, the first floor offers two additional double bedrooms, both bright and airy with Velux windows that allow plenty of natural light to pour in. There's even potential for a loft conversion, giving you the flexibility to expand further if desired.

Outside, the garden is beautifully maintained with a generous patio area, lawn, and mature shrubs and trees – ideal for summer BBQ or entertaining guests. There's also a garage to the rear, and a gated driveway at the front providing ample off-road parking alongside a well-kept lawn and shrubs for added kerb appeal.





### Entrance Hall

With fitted carpets, central heating radiator, two storage cupboards, stairs leading up to the first floor and access into;

### Living Room 17'11" x 27'7"

Open plan with fitted carpets, feature fireplace, window to the front elevation and sliding doors leading out to the rear garden.

### Dining Area 8'10" x 11'6"

With fitted carpets, central heating radiator and window to the front elevation. With access into;

### Kitchen 9'10" x 11'6"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated Neff

appliances, hob with extractor fan above, central heating radiator and window to the front elevation.

### Utility 6'7" x 7'10"

Complete with a range of base units with worktop over, inset sink with mixer tap, space and plumbing for additional appliances, window to the rear elevation and a door leading out to the rear garden. With access into;

### WC

Complete with a low flush WC, hand wash basin, half-height tiling and opaque window to the rear elevation.

### Bedroom Two 12'8" x 15'4"

With fitted carpets, central heating radiator and window to the front elevation.



### Bedroom Three 11'10" x 11'11"

With fitted carpets, central heating radiator and window to the rear elevation.

### Bathroom 7'10" x 9'6"

Complete with a fitted bath, separate walk-in shower cubicle, low flush WC, hand wash basin, full-height tiling, central heating radiator and opaque window to the rear elevation.

### Landing

With fitted carpets, window to the side elevation and access into;

### Bedroom One 12'9" x 15'4"

With fitted carpets, central heating radiator, window to the front elevation and two additional velux windows.

### Bedroom Four 7'5" x 11'11"

With fitted carpets, central heating radiator and velux window.

### Outside

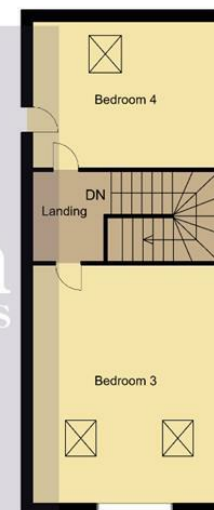
Boasting an excellent plot and featuring a generous rear garden that is mainly laid to lawn with a paved seating area and beautiful surrounding mature shrubs and trees. You'll also gain access to the garage (2.95m x 6.00m) here. To the front of the property is a wonderful and spacious lawn area with surrounding shrubs and trees, alongside a gated private driveway that allows space for ample off-road parking.



Ground Floor  
139 Sq.m/ 1494.88 Sq.ft  
Approx



First Floor  
40 Sq.m/ 435.40 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.

CC Ltd ©2018

**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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

75

51

RECTORY ROAD  
UPPER LANGWITH  
MANSFIELD  
NG20 9RF



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**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.