

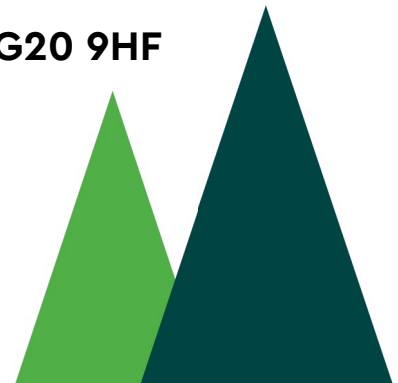
PINEWOOD



Plot 2, French Terrace, Langwith, Mansfield, Notts NG20 9HF

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Price £150,000



LAST TWO REMAINING!... Do not miss your chance to reserve your brand new home at Whaley Thorns, Langwith. These stunning two bedroom townhouses are a perfect fit for First Time Buyers, Investors or Downsizes as the foundations are built upon quality family living.

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 kitchen is 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.

Each home comes with a 10 year LABC warranty for complete peace of mind. Outside you will find a double driveway to the side allowing for off-street parking.

**** Want to see more, please take a look out our video walk through ** Call today to arrange your visit ** Plot 2 ****

- **NEW BUILD PROPERTY**
- **MODERN BRICK / RENDERED FINISH**
- **A RATED DOUBLE GLAZED UPVC WINDOWS**
- **LATEST STANDARDS OF HOME INSULATION**
- **DOWNSTAIRS W/C AND VANITY UNIT**
- **TWO BEDROOMS**
- **10 YEARS LABC WARRANTY & GUARANTEE**
- **A RATED BOILER**
- **FITTED KITCHEN WITH SOFT CLOSE DRAWERS & DOORS**
- **FREEHOLD - COUNCIL TAX BAND: A**

Entrance Hall

With a matted carpet and neutral decor, access to the lounge and the first floor.

Living Room

With a front facing double glazed UPVC window, ample electric points and BT cable. The spacious area also includes under stairs storage and a plush salted beige fitted carpet.

Ground Floor WC

With toilet and wash basin for ease and a fitted vinyl floor.

Kitchen & Dining Area

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 light grey units with soft close drawers and door dampers, co-ordinating Grey Sparkle Grain worktops and up-stands, Geotech granite Chalk White 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, fitted vinyl and space for fridge freezer and plumbing for washing machine.

Bedroom One

The large master bedroom is front facing with an alcove perfect for built in wardrobes, TV and ample electric points and a plush salted beige fitted carpet.

Bedroom Two

The second bedroom again is a spacious double to the rear of the property with a plush salted beige fitted carpet and space for fitted wardrobes.

Bathroom

All bathrooms are fitted with Armitage Shanks white sanitary ware, chrome taps to bath and washbasin, partially tiled wall and window sill, a splashback behind basin and a fitted vinyl.

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.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.





Room Dimensions

Kitchen & Dining Area

3.74m x 2.50m
(12'3" x 8'2")

Living Room

5.40m x 2.70m
(16'6" x 8'9")

Bedroom 1

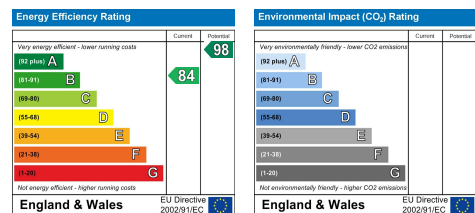
3.78m x 3.54m
(12'3" x 11'6")

Bedroom 2

4.20m x 2.03m
(13'8" x 6'8")

Bathroom

2.50m x 1.65m
(13'8" x 6'8")



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Mansfield branch
24 Albert Street
Mansfield, NG1
01263 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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