

# PINEWOOD



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Farm Court, Nether Langwith, Mansfield, Notts NG20 9EA

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Offers In The Region Of £350,000



**END YOUR SEARCH HERE...Welcome to Farm Court in the charming village of Nether Langwith, Mansfield. This stunning detached house offers a spacious living experience perfect for a growing family.**

**Standing proud in a lovely setting is this fantastic 5 bedroom detached within easy reach reach of a host of local amenities and transport links. This property is one that will instantly impress upon viewing, boasting a superb plot and with a well-apportioned internal layout that has bags of character and charm.**

**As you step inside, you'll be greeted by a large and as impressive hallway leading to three reception rooms, including a cosy snug and a lovely dining room - ideal for entertaining guests or simply enjoying family meals together. The accommodation spans three floors, providing ample space for everyone to relax and unwind.**

**With five generously sized bedrooms and three bathrooms including a Master with Ensuite, there's no shortage of room for the whole family to spread out and enjoy their own space.**

**Outside, you'll find a block paved driveway leading to an attached garage. This property at Farm Court offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your own! TO ARRANGE YOUR VIEWING, PLEASE CALL PINWOOD PROPERTIES 01246 810519**

**Nether Langwith is a highly rated location within a sought after school catchment area and enjoys a variety of facilities both in the village and nearby town of Mansfield, which itself enjoys a whole host of first-class amenities including a range of schools, leisure facilities, parks, shops, bars and cafes.**

- FIVE BEDROOM DETACHED
- THREE BATHROOMS
- DINNING ROOM AND SNUG
- A SPACIOUS LOUNGE WITH A LOG BURNER
- FREEHOLD
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN WITH UTILITY
- ACCOMODATION OVER THREE FLOORS
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND F

### Entrance Hallway with WC

#### Lounge

11'8" x 19'3" (3.56 x 5.87)

#### Dining Room

8'9" x 12'2" (2.67 x 3.71)

#### Kitchen

13'11" x 10'11" (4.25 x 3.35)

#### Utility Room

5'11" x 7'8" (1.82 x 2.36)

#### Snug

9'1" x 9'11" (2.78 x 3.04)

#### Garage

19'8" x 9'10" (6.00 x 3.00)

#### Bedroom One (First Floor)

11'6" x 19'3" (3.53 x 5.88)

#### Ensuite Shower Room

#### Bedroom Two (First floor)

11'10" x 9'3" (3.61 x 2.84)

#### Bedroom Three (First floor)

8'7" x 9'6" (2.64 x 2.92)

#### Bathroom (First Floor)

#### Bedroom Four (Second floor)

11'7" x 12'3" (3.55 x 3.75)

#### Bedroom Five (Second Floor)

8'7" x 11'4" (2.63 x 3.47)

#### Shower Room (Second Floor)

#### General Information

Tenure: FREEHOLD

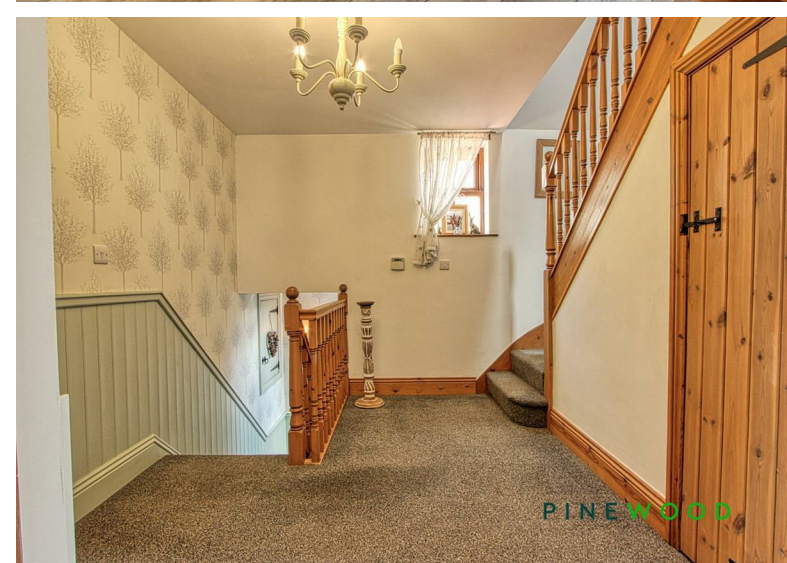
Council Tax Band-F

Gas Central Heating

uPVC Double Glazing

#### Disclaimer

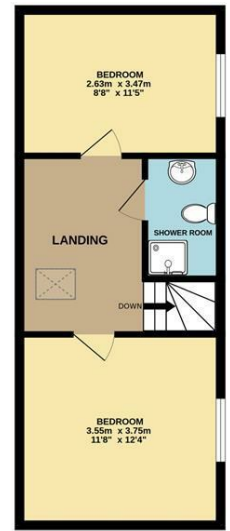
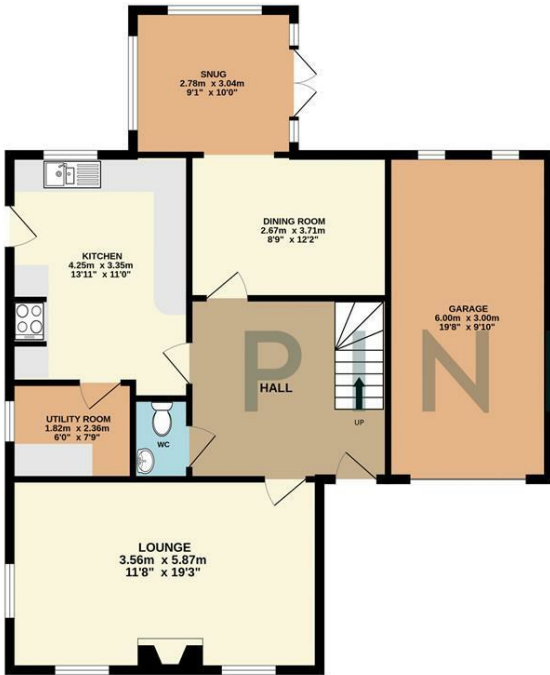
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GROUND FLOOR  
88.7 sq.m. (955 sq.ft.) approx.

1ST FLOOR  
55.4 sq.m. (596 sq.ft.) approx.

2ND FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 180.1 sq.m. (1939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		68	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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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