



Boundary Walk  
Langwith Mansfield



### Property Description

Located in the village of Langwith this lovely three-bedroom mid-terrace property is the perfect family home or investment opportunity. Sitting within driving distance of Bolsover and Warsop, Langwith benefits from a railway station, pubs, shops, and restaurants along with schools and other places of interest. With no onward chain this is an opportunity not to be missed!

Upon entering the property and from the entrance hall, you will find the lounge with a large bay window allowing in plenty of light and electric fire with surround. From the lounge to continue into the kitchen/diner with modern units and solid wood worktops, integrated appliances, and utility space to the rear.

The first floor with landing and loft access, boasts two double bedrooms and a third bedroom ideal for a single bedroom or office. Finally, the family bathroom with shower over bath and modern suite.

To complete this property the front elevation consists of driveway leading to front door, small bushes, and shrubs with a small laid to lawn area. The rear garden is a blank canvass and an excellent opportunity to make it your own with fenced surround and hedge row. This property also has additional off-road parking with the potential for a garage or additional parking for up to 2 cars.

For any enquiries, please contact us on 01623 627727

### Entrance Porch

Entry via UPVC double-glazed door and finished with solid wood flooring.

### Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator finished with carpet flooring.

### Lounge

12' 6" x 12' 8" ( 3.81m x 3.86m )  
The lounge comprises of double-glazed window to front, wall mounted radiator and electric fire with surround.

### Kitchen

13' 6" x 16' ( 4.11m x 4.88m )  
The kitchen includes matching units with wooden tops, stainless steel sink and drainer, two double-glazed windows to rear, induction hob, cooker hood with integrated electric oven, understairs storage, skylight, glass splashback, utility space to rear with plumbing and space for washer/dryer, with tiled floor to finish.

## Landing

First floor landing with access to loft and carpet flooring to finish.

## Bedroom One

10' 11" x 9' into recess (3.33m x 2.74m into recess)  
The master bedroom comprising of double-glazed windows to front and wall mounted radiator.

## Bedroom Two

9' x 9' ( 2.74m x 2.74m )

Bedroom two comprising of double-glazed windows to rear, wall mounted radiator, with carpeted floor to finish.

## Bedroom Three

7' 1" x 6' 8" ( 2.16m x 2.03m )

Bedroom three comprising of double-glazed window to front, wall mounted radiator, storage with boiler and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and countertop sink, P shaped bath with shower over bath, double glazed window to rear, wall mounted towel radiator, part tiled splashback and full height to back of bath, and vinyl floor to finish.

## Front Elevation

Front of property is mainly driveway with laid to lawn area, fence surround and shrubs and bushes for decoration.

## Rear Elevation

The rear garden is an ideal blank canvass with fenced surround and hedge rows.

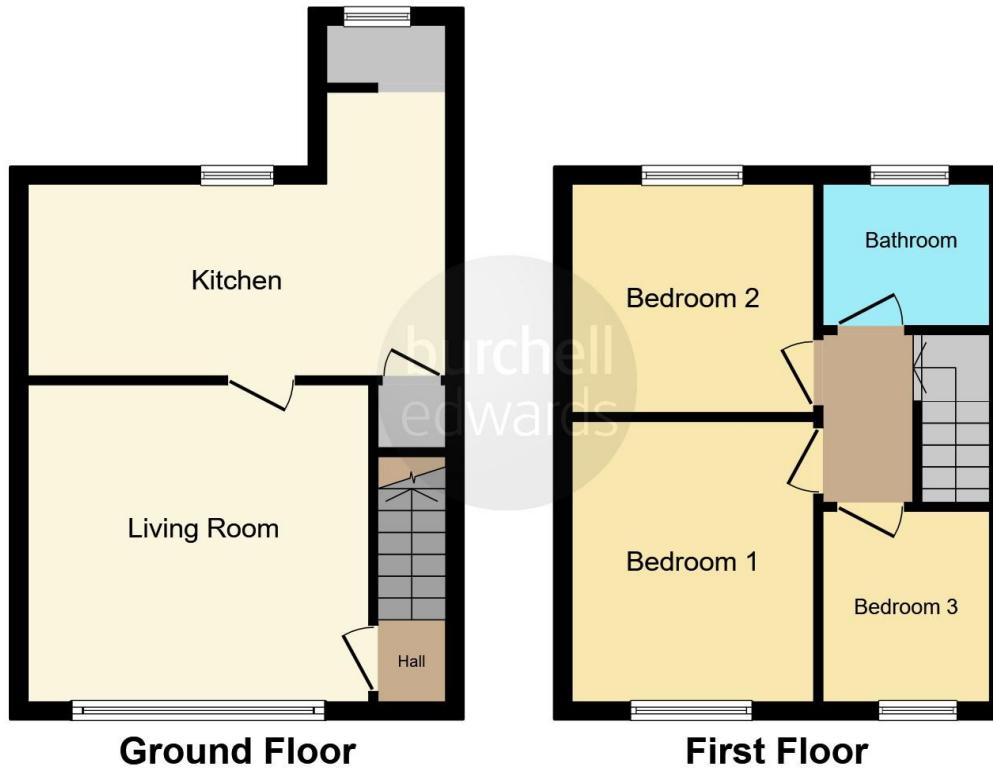
## Additional

Additional space for Parking or potential garage build.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band A

Tenure: Freehold

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