



Burlington Avenue
Langwith Junction MANSFIELD

burchell
edwards

Burlington Avenue Langwith Junction MANSFIELD NG20 9AB

for sale offers over
£145,000



Property Description

Nestled in the heart of the charming village of Langwith Junction, this well-presented three-bedroom semi-detached home on Burlington Avenue offers a fantastic opportunity for families and first-time buyers alike.

The ground floor welcomes you with a spacious lounge, a separate dining room ideal for entertaining, a well-appointed kitchen, and a practical rear porch providing access to the garden. Upstairs, the first floor comprises two generously sized bedrooms and a modern family bathroom, while the second floor room, previously used as a third bedroom, offers flexibility for growing families or home office needs.

The front elevation features a neat half-wall boundary, a block-paved path, and a well-maintained lawn, creating a welcoming first impression. To the rear, the garden is enclosed by secure fencing and boasts a concrete slabbed patio perfect for outdoor dining, a lawned area for relaxation or play, and a secure lockable gate.

With the added benefit of potential off-road parking to the rear and the appeal of two reception rooms, this property combines comfort, practicality, and village charm in equal measure.

Ground Floor

Hallway

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

Lounge

The lounge comprises of double-glazed bay window to front, wall mounted radiator, log burner in chimney breast, double wooden doors leading to dining room and carpet flooring to finish.

Dining Room

The dining room comprises of double-glazed window to rear and double wooden doors to the lounge, wall mounted radiator with carpet flooring to finish.

Kitchen

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to side, UPVC door to rear porch, wall mounted radiator, understairs storage, tiled splashback, and tiled floor to finish.

Rear Porch

Entry via UPVC door from rear elevation, double-glazed window to side, and finished with tiled flooring.

First Floor

First Floor Landing

Carpet flooring to finish.

Bedroom Two

Bedroom two includes double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

Bedroom Three

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with separate walk-in shower, double glazed window to side, wall mounted radiator, tiled walls, cupboard with boiler, and vinyl floor to finish.

Second Floor

Bedroom One

Bedroom one comprises of double-glazed windows to side, wall mounted radiator, storage, with carpeted floor to finish.

Externals

The front elevation features a neat half-wall boundary, a block-paved path, and a well-maintained lawn, creating a welcoming first impression.

To the rear, the garden is enclosed by secure fencing and boasts a concrete slabbed patio perfect for outdoor dining, a lawned area for relaxation or play, and a secure lockable gate.

Agency Note

To our knowledge this property is a three bedroom property and originally sold to our vendor as a three bedroom property. However there are no documents to show the second floor room is to current regulations. It is believed that the property was originally built with the second floor room in situ. Contact the office for further information.









Total floor area 114.7 m² (1,235 sq.ft.) approx

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

To view this property please contact Burchell Edwards on

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directions to this property:

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209314



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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