81 BURLINGTON AVENUE

MANSFIELD, NG20 9AB

£140,000

FREEHOLD

Guide Price £140,000 - £150,000

Situated in the heart of Langwith Junction, this well-presented three-bedroom semi-detached home offers spacious accommodation arranged over three floors, making it an ideal family home or first time buyer. The property features a welcoming lounge and a separate dining room, providing excellent living and entertaining space. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace.The front door opens into the entrance hall, with stairs rising to the first floor. Here you will find two well-proportioned bedrooms and a generous family bathroom, complete with a four-piece suite comprising a panelled bath, separate shower cubicle, wash basin and WC. The second floor is dedicated to the impressive master bedroom, benefiting from useful eaves storage and access to the loft.Outside, the property enjoys a private rear garden with a patio area, ideal for outdoor dining and entertaining, along with an outbuilding for additional storage. A gated rear access adds convenience. To the front of the property is a lawned garden. Langwith Junction is a sought-after village offering a peaceful setting with a strong sense of community. Residents can enjoy scenic countryside walks, including nearby woodland and nature reserves, while everyday amenities are available within the village and neighbouring communities. The area benefits from two regular bus routes providing convenient connections to surrounding towns such as Mansfield and Worksop, making it an excellent location for commuters and those wishing to enjoy village life without compromising on accessibility. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra Jacob

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• Guide Price £140,000 - £150,000 • Perfect For A First Time Buyer Or Family • Situated In This Popular Area • Close To Local Amenities • Two Reception Rooms • Three Good Sized Bedrooms • Front And Rear Gardens • School Catchment • Large Family Bathroom • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Hall

With front door leading into the spacious entrance hall. Having stairs rise to the first floor accommodation. Central heating radiator.

Lounge

Spacious lounge overlooking the front elevation having bay window, there is a multi fuel stove, central heating radiator, coving to the ceiling and French doors leading into the dining room.

Dining Room

Spacious dining room with coving to the ceiling, central heating radiator and window overlooking the rear elevation.

Kitchen

Fitted with a comprehensive range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap, central heating radiator, tiled flooring, tiled splash backs and useful pantry area. There are also two glass fronted wall units. A door leads into the rear entrance porch.

First Floor Landing

Stairs rise to the first floor landing.

Bedroom Three

With window overlooking the rear and having central heating radiator.

Bedroom Two

With window overlooking the front and having central heating radiator.

Family Bathroom

Large family bathroom briefly comprising of panelled bath, shower cubicle, vanity wash hand basin and close coupled WC. Window to the side elevation. Fully tiled bathroom. Using storage/airing cupboard.

Second Floor

A door from the first floor leads into the second floor accommodation.

Bedroom One

Large bedroom having window to the side, access to the loft space, eaves storage and central heating radiator.

Outside

To the front of the property is a path which leads to the front of the house and having lawned area of garden. To the rear is a low maintenance garden with patio area perfect for entertaining. A gate to the rear gives access to the rear of the property. There is a brick built outbuilding perfect for storage.

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ADDITIONAL INFORMATION

Local Authority – Bolsover District Council

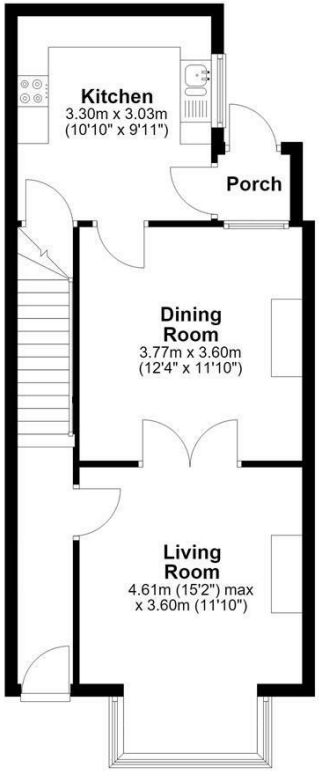
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1237.70 sq ft

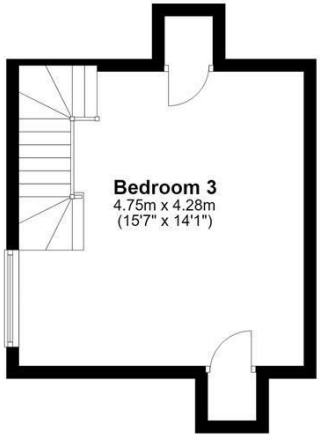
Tenure – Freehold

Ground Floor
Approx. 47.8 sq. metres (514.3 sq. feet)



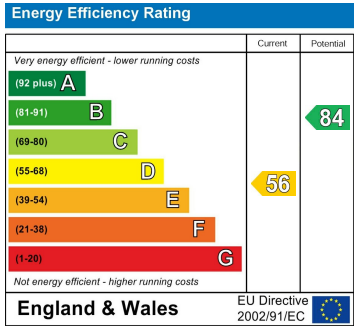
First Floor
Approx. 45.5 sq. metres (490.0 sq. feet)

Second Floor
Approx. 21.7 sq. metres (233.5 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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