



Offers Over £210,000 Freehold

79 PRIMROSE WAY | LANGWITH JUNCTION | MANSFIELD | NG20 9AL

BuckleyBrown
ESTATE AGENTS

THE HOME YOU'VE BEEN WAITING FOR!!...This charming family home offers a versatile and inviting layout, combining comfort, style, and practicality as well as ideal location — perfect for growing families or first-time buyers seeking modern living within a friendly neighbourhood.

The entrance hall provides access to a convenient ground floor WC, complete with a hand wash basin, low flush toilet, radiator, and a side-facing window. The living room features LVT flooring, a built-in storage cupboard, central heating radiator, and dual-aspect windows allowing light to flood in from the front and side of the property. The kitchen/dining room is fitted with a mix of wall and base units, work surfaces, integrated oven, hob, extractor fan, and hand wash basin. There's ample space for a dining table, while dual-aspect windows and French doors offer views of — and direct access to — the rear garden, creating an ideal space for family meals and entertaining.

Upstairs, the landing provides access to three well-proportioned bedrooms. The master bedroom includes carpeted flooring, built-in storage, a radiator, and a front-facing window, plus an en suite with a two-piece suite and walk-in shower. Bedrooms two and three also feature carpeted flooring, radiators and front-facing windows. The family bathroom offers a three-piece suite, partially tiled walls, and a side-facing window.

Externally, the rear garden is well-maintained with a lawn and patio, perfect for outdoor dining or relaxing. The front of the property includes a private driveway for two vehicles, steps leading up to the home, and a landscaped green plot. Additionally, the property benefits from a separate plot of land, providing extra space and potential, protected strip can be used for agricultural and horticultural purposes, perfect for an allotment/ domestic animals. Part of the land has no restrictions.

A delightful home combining style, functionality, and outdoor space — viewing is highly recommended!





Hall

Access to;

WC

Including hand wash basin, low flush toilet, central heating radiator and a window to the side of the property.

Living Room 11'3" x 14'7"

Completed with LVT flooring, central heating radiator, built-in storage cupboard and dual-aspect windows overlooking the front and side of the property.

Kitchen/Dining Room 9'6" x 14'6"

Comprising a mixture of wall and base units with complimentary work surface over, integrated oven, hob, extractor fan, hand wash basin, an area available to host a dining table, dual aspect windows

overlooking the front and side of the property and french doors offering easy access to outside.

Landing

Access to;

Bedroom One 11'3" x 8'1"

Completed with carpeted flooring, central heating radiator, built in storage space and a window to the front of the property.

En Suite 6'6" x 5'5"

Two piece suite including hand wash basin, low flush toilet, walk-in shower and a window to the front of the property.

Bedroom Two 9'6" x 8'1"

Consists of carpeted flooring, a central heating radiator, and a window overlooking the front of the property.

Bedroom Three 7'10" x 6'1"

Consists of carpeted flooring, central heating radiator and a window overlooking the front of the property.

Bathroom 6'1" x 6'1"

Three piece suite including hand wash basin, low flush toilet, bath, partially tiled walls and a window to the side of the property.

Outside

To the rear of the property is a fenced, well-maintained lawn area and a patio offering space for outdoor dining. To the front, there is a private driveway for two vehicles and stairs leading to the property, which is surrounded by a green, landscaped plot. This property also includes a separate plot of land.

Protected strip can be used for agricultural and horticultural purposes, perfect for an allotment/ domestic animals. Part of the land has no restrictions.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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