



Guide Price £375,000 Freehold

PAPILLON MAIN ROAD | LANGWITH | MANSFIELD | NG20 9BH

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

We are delighted to present this truly unique four-bedroom link-detached stone property, located in the desirable village of Langwith, close to excellent local amenities and transport links. Overflowing with charm, character, and generous living space, this home offers a rare opportunity for families or anyone seeking a distinctive residence with plenty to enjoy both inside and out.

Upon entry, a welcoming hallway sets the tone for the property. The cosy living room is full of charm, featuring exposed ceiling beams and creating the perfect spot to relax and unwind. Open plan to the kitchen and dining area, this space is brimming with character and ideal for family life or entertaining, offering plenty of room for cooking and dining together. Flowing seamlessly from here, double doors lead into the bright sunroom, which features sliding doors to the garden and is open plan with a versatile bar area, creating a superb social hub. This space also benefits from a conveniently placed WC.

The ground floor hosts two bedrooms, including the master suite which boasts fitted wardrobes and its own private conservatory with surrounding windows and double doors opening onto the garden—an ideal retreat filled with natural light. A family bathroom serves this floor, while the first floor offers two further bedrooms, each generously sized and versatile to suit your needs.

Externally, the property continues to impress. The front offers an extensive driveway with parking for up to ten vehicles, providing ample space for residents and guests. A useful shed/storehouse adds practical storage. To the rear, the beautifully landscaped garden is a true highlight, complete with a generous decking area for outdoor dining, a well-maintained lawn, and a charming stream that enhances the tranquil, private setting.

Call today to arrange a viewing!!!







#### Entrance Hall

with solid oak flooring, stairs rising to the first floor and surrounding doors providing access into;

#### Living Room 13'1" x 15'10"

With solid oak flooring, exposed ceiling beams, double doors opening into the sunroom and an open plan design through to the kitchen/ dining room.

#### Kitchen/ Dining Room 13'1" x 17'9"

Complete with a range of wall and base units and ample worktop surfaces. It features an inset Belfast sink and drainer, a central island and space for appliances. With slate flooring, exposed ceiling beams, window and door to the front elevation and a velux window. This room offers ample space for your dining furniture.

#### Sun Room 9'8" x 11'1"

With stone flooring, windows to the side elevation and sliding doors opening onto the rear garden. This room offers an open plan design through to the bar.

#### Bar 7'1" x 10'8"

This ersatile bar area, open plan to the bright sun room, creates the perfect space for entertaining and socialising. Offering easy access to a convenient WC.

#### WC 3'9" x 7'4"

With a low flush WC and hand wash basin.

#### Bedroom One 10'11" x 13'10"

With solid oak flooring, fitted wardrobe and double doors opening into the conservatory.



#### Conservatory 8'1" x 9'0"

With surrounding windows and double doors opening onto the rear garden.

#### Bedroom Two 9'7" x 11'0"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 5'9" x 9'7"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Landing

This spacious area offers the perfect space to be used as a home office or quite reading nook. With carpeted flooring, windows to the front and rear elevations and doors providing access into;

#### Bedroom Three 10'5" x 13'5"

With Carpeted flooring and a window to the rear elevation.

#### Bedroom Four 10'4" x 13'5"

With Carpeted flooring and a window to the rear elevation.

#### Outside

The property boasts an extensive driveway providing off-street parking for up to ten vehicles, ensuring ample space for residents and guests. While there is no garage, a useful shed/storehouse offers additional storage. To the rear, the beautifully landscaped garden creates a serene outdoor retreat, featuring a generous decking area ideal for entertaining, along with a charming stream that adds both character and tranquility.



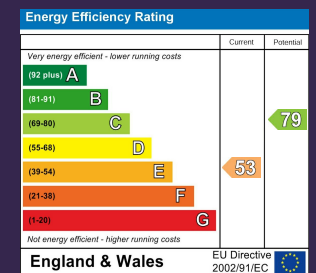




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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.





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