



£875 Per Month

300 PORTLAND ROAD | LANGWITH | MANSFIELD | NG20 9EY

BuckleyBrown
ESTATE AGENTS

SMART & STYLISH!...This charming two-bedroom home could easily be love at first glance! We love the well-kept and spacious interior, double bedrooms and generous rear garden and we're sure you will too! Kept to a fantastic standard throughout, even benefits from excellent local amenities and bus routes. Not to mention great views over neighbouring fields! Let's take a look inside..

The ground floor accommodation benefits from a bright and spacious living room where you can settle down and relax after a long day. There's two windows that allow a wealth of natural light through here, and you'll also gain access to a handy WC that is sure to come in useful! Step into the kitchen/diner just next door where you'll find a terrific range of matching units and cabinets, with space for all of your essential appliances and dining set if desired. There's plenty of space here to practise your cooking skills here, and you'll also gain access to the rear garden from here for added convenience.

The first floor hosts two double bedrooms, both of which are a superb size and have been kept to a high standard throughout. You'll also find the spacious bathroom just off the landing, complete with a lovely three piece suite.

Heading outside, you will be impressed to find a well-sized rear garden with decked seating area and low-maintenance lawn.

This is a fantastic find so don't miss out! Call our team today and book in a viewing!





Living Room 10'10" x 22'1"

With carpeted flooring, storage cupboard, central heating radiator, two windows to the front elevation and access to;

WC 3'7" x 4'9"

Complete with a low flush WC and hand wash basin.

Kitchen/Diner 12'2" x 13'8"

Complete with a range of modern units and cabinets with complementary worktop over, inset sink and drainer, integrated oven, hob with stainless steel extractor fan above, space and plumbing for both a washing machine and dishwasher, space for a fridge/freezer, space for a dining set, downlights, central heating radiator, window to the rear elevation and access to;

Conservatory 3'7" x 4'3"

With a door leading out to the rear garden.

Landing

With access to;

Bedroom One 12'6" x 13'8"

With carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Two 10'10" x 13'9"

With carpeted flooring, central heating radiator and window to the front elevation.

Bathroom 7'10" x 10'6"

Spacious and complete with a fitted P-Shaped bath, low flush WC, hand wash basin, chrome heated towel rail and opaque window to the front elevation.

Outside

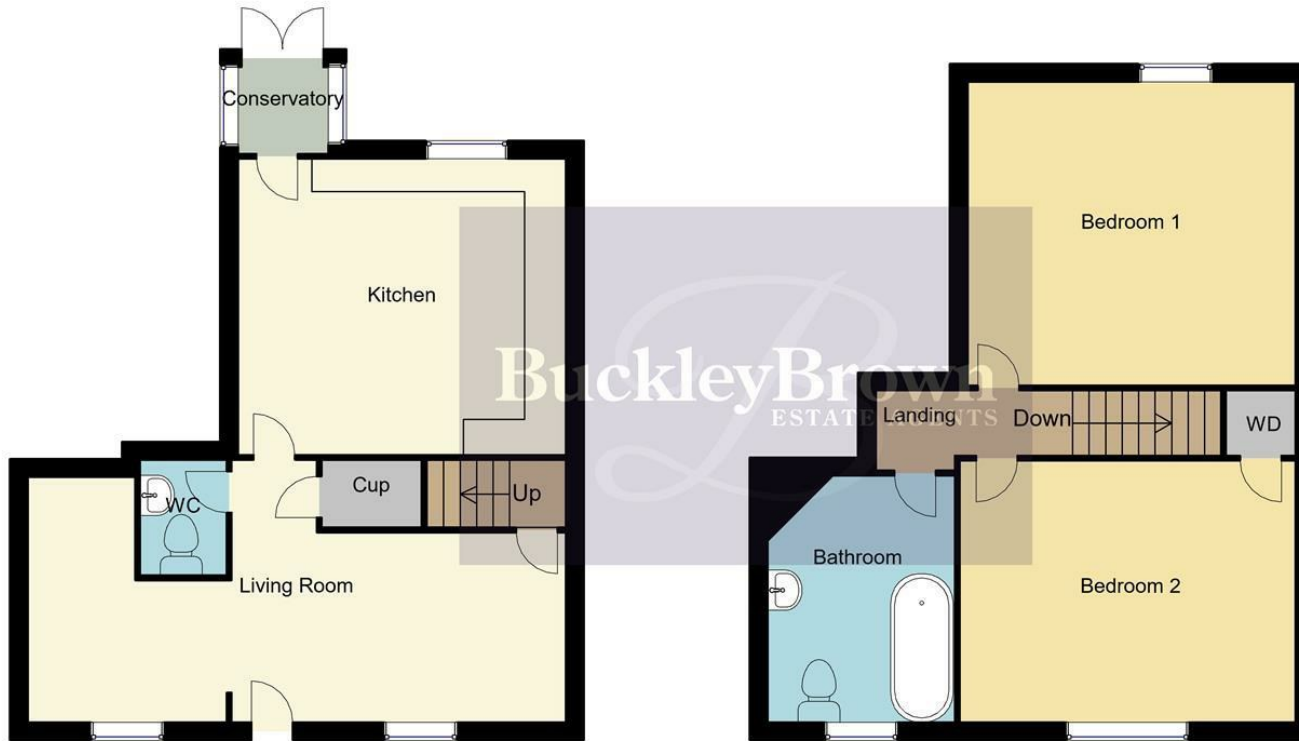


Featuring a generous garden to the rear with low-maintenance lawn, decked seating area and a surrounding fence for additional privacy.



Ground Floor
43Sq.m/459.67Sq.ft
approx.

First Floor
46Sq.m/491.38Sq.ft
approx.

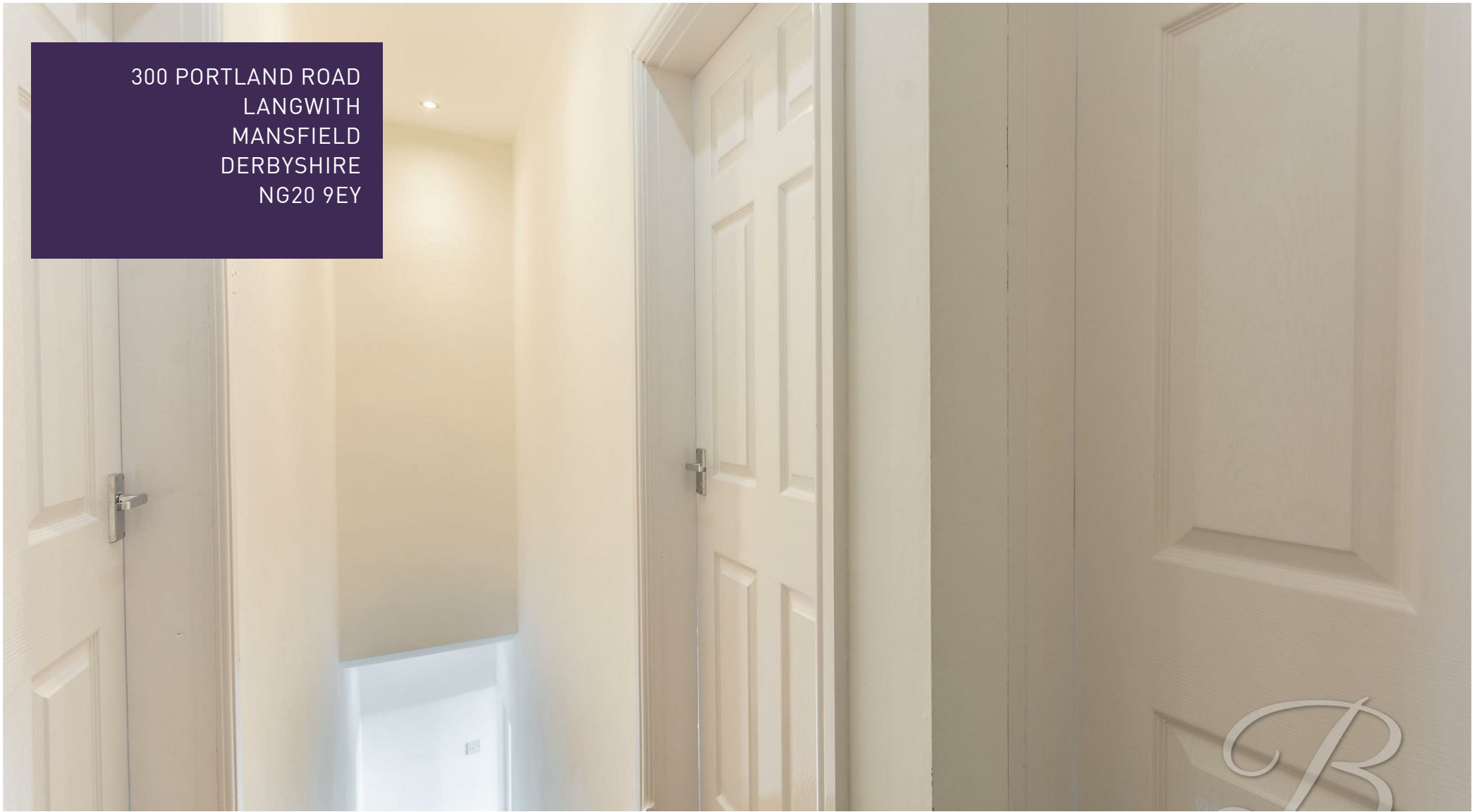


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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			89
(81-91) B			
(69-80) C		74	
(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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