



Langham Place
MANSFIELD

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Property Description

Situated on a quiet cul-de-sac on Langham Place in Mansfield, overlooking green space to the front, this well presented three-bedroom semi-detached home offers spacious accommodation throughout, along with a south facing garden and versatile garden room.

The property features an entrance porch leading into a lounge with sliding doors opening onto the rear garden, providing plenty of natural light. The kitchen/diner is fitted with a range of units and solid woodwork surfaces, with integrated appliances, pantry and side access.

To the first floor are three bedrooms, including a main bedroom with fitted wardrobes, alongside a modern family bathroom. A fully boarded loft offers additional useful storage.

Externally, there is a well-maintained front garden and a landscaped south facing rear garden designed for low maintenance, with patio, artificial lawn and raised seating areas. A standout feature is the detached garden room, fully fitted with electrics, internet and a bar area, offering flexible use.

Further benefits include oak internal doors and chrome sockets throughout. Well positioned for local amenities, schools and transport links, this property will appeal to families and first-time buyers alike.

Entrance Porch

Entered via a uPVC opaque double-glazed door with additional double-glazed window to the front. Featuring tiled flooring, spotlights and a wall mounted radiator, with a wooden door leading through to the lounge.

Living Room

Comfortable living space with carpeted flooring, two wall mounted radiators and double-glazed sliding doors opening onto the rear garden. Fireplace and useful storage cupboard.

Kitchen / Diner

Fitted kitchen/diner with tiled flooring and dual aspect uPVC double glazed windows to the front and rear elevations. Comprising a range of matching wall and base units with solid wood butcher's block work surfaces and inset ceramic sink and drainer. Integrated electric oven, gas hob with cooker hood, plumbing for washing machine and space for dishwasher. Includes pantry, understairs storage housing the boiler, wall mounted radiator and access to the side via a uPVC door.



First Floor Landing

Carpeted landing with uPVC double glazed window to the front elevation and access to the loft.

Bedroom One

Double bedroom with carpeted flooring, fitted wardrobes, wall mounted radiator, TV point and a uPVC double glazed window to the rear elevation.

Bedroom Two

Carpeted bedroom with a wall mounted radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

Third bedroom with laminate flooring, radiator, built-in storage cupboard and a uPVC double glazed window to the front elevation.

Bathroom

Modern suite comprising a bath with shower over, floating ceramic wash hand basin and WC. Finished with tiled flooring and splashbacks, wall mounted towel radiator, spotlights and two opaque double-glazed windows to the side.

Loft Space

Fully boarded loft space with lighting.

Externals

A low maintenance front garden with decorative gravel, mature shrubs and planting, with a pathway leading to the entrance. Provides a pleasant outlook and a degree of privacy.

South facing, tiered rear garden designed for low maintenance. Featuring a paved patio area ideal for seating, steps leading to a raised gravel section with planted borders, a brick-built fire pit and decked seating area. Further steps lead to an artificial lawn providing year-round use, with fenced boundaries and a timber outbuilding.

Garden Room

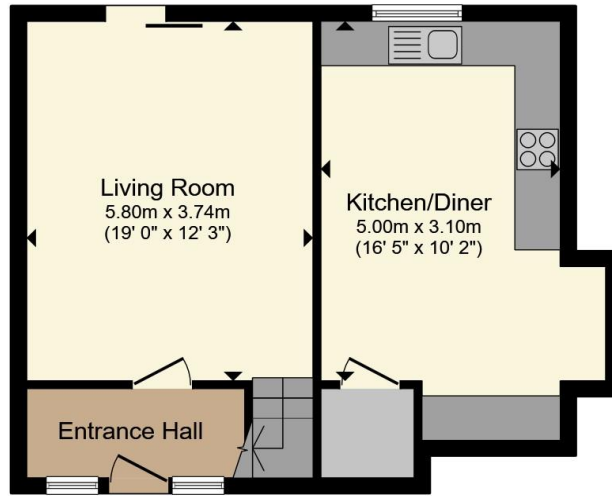
A fully insulated garden room located within the rear garden, clad in timber and featuring double glazed windows and French doors opening onto the terrace and decking area. Internally, the space offers stone tiled flooring, a bar area, lighting, power sockets and internet access, making it ideal for a variety of uses.

The property benefits from armoured cable electrics with a dedicated consumer unit, along with two external power sockets for outdoor use. This is a notable feature of the garden.

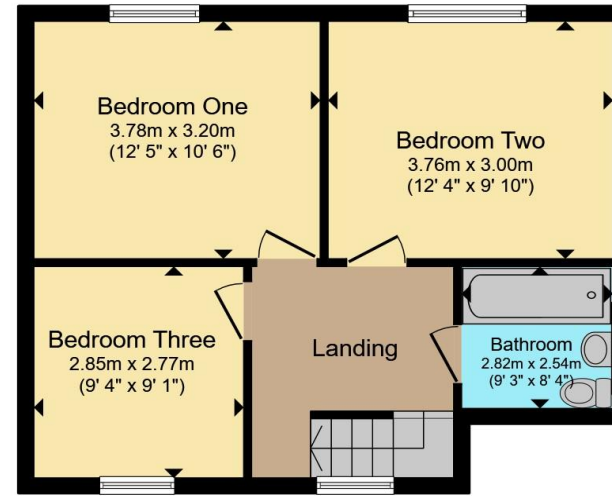








Ground Floor



First Floor

Total floor area 88.3 m² (950 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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