



£180,000 Freehold

19 LANGHAM PLACE | MANSFIELD | NG18 5JE

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ESTATE AGENTS

YOUR NEXT CHAPTER!... We welcome you to this wonderful property on Langham Place, Mansfield, offering a perfect blend of space and versatility. With its close proximity to local amenities, schools, and parks, it is an ideal home for families seeking a welcoming community atmosphere. Alternatively, this could be an excellent project to add to your portfolio. Let's look further...

Upon entering the ground floor, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. Complemented by double doors in between allowing a seamless open plan layout when desired. The well-appointed kitchen, which is conveniently located nearby, offers the potential for culinary creativity and family gatherings. To the rear is a handy utility and porch area.

Moving upstairs, you will find three comfortable bedrooms, each offering a blank canvas and built in wardrobes. The shared bathroom is set just off the landing with a separate WC just next door for added convenience.

Outside, the property boasts a modest garden that presents an excellent opportunity for outdoor enjoyment. Whether you envision a space for children to play, a tranquil area for gardening, or a lovely spot for summer barbecues, the garden offers versatility to suit your lifestyle.

Call now to arrange a viewing!





#### Porch

Dual window layout and access to;

#### Hall

Access to;

#### Kitchen 7'11" x 7'8"

Laminate flooring, storage cupboards with work surfaces above, integrated hand wash basin, additional storage cupboards and a window to the rear.

#### Porch

A window to the side of the property and access to outside.

#### Utility

Versatile storage space.

#### Dining Room 9'6" x 7'6"

Carpeted flooring, central heating radiator,

window to the rear of the property and French doors providing access to;

#### Living Room 11'8" x 13'1"

Carpeted flooring, featured fireplace, central heating radiator and a large bay window to the front of the property.

#### Landing

Access to;

#### Bedroom One 9'4" x 13'1"

Carpeted flooring, additional storage cupboards, central heating radiator and a window to the front.

#### Bedroom Two 10'2" x 9'10"

Carpeted flooring, additional storage cupboards, central heating radiator and a window to the rear.



#### Bedroom Three 8'0" x 6'6"

Carpeted flooring, additional storage cupboard and a window to the front.

#### Bathroom 8'0" x 5'6"

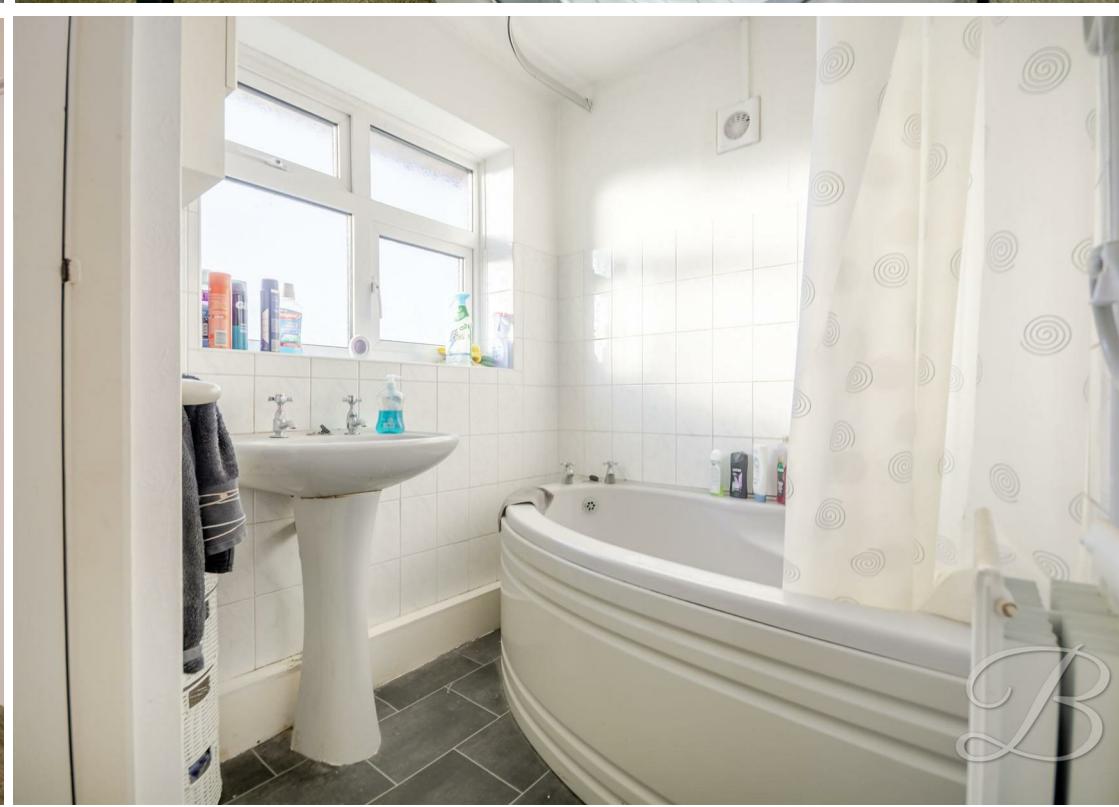
Two-piece suite with laminate flooring, hand wash basin, bath with overhead shower, additional storage cupboard and a window to the rear.

#### WC 6'6" x 4'11"

Laminate flooring, low-flush toilet and a window to the side.

#### Outside

To the front offers off-road parking for one vehicle and a lawn area. To the rear is a patio area leading to a lawn area.





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 purchaser. Specifically 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 purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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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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