



Offers Over £160,000 Freehold

24 LANGWELL DRIVE | FOREST TOWN | MANSFIELD | NG19 0JG

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ESTATE AGENTS

MAKE A MOVE!...

We welcome you to this well-presented three-bedroom semi-detached property, located in the desirable area of Forest Town, nearby a range of local amenities. This property boasts neutral decor throughout, creating a welcoming atmosphere and offers a perfect blend of comfort and convenience. Lets take a look inside...

Upon entering, you'll be greeted by the well-equipped kitchen which offers ample cabinetry and a generous worktop area, ideal for meal preparation and storage. The open-plan living/dining room is a fantastic feature of the home, providing a spacious area for relaxing and entertaining. With double doors opening onto the rear garden, this space allows plenty of natural light to flood in and offers a seamless connection to the outdoor area. The ground floor also benefits from a convenient WC.

Upstairs, the property offers three generously-sized bedrooms, each offering a peaceful retreat to relax and unwind. The main bathroom is located on this floor and is fitted with a modern three-piece suite.

Externally, the property offers a well-maintained front garden with a driveway, providing off-road parking for multiple vehicles, whilst the detached garage provides extra storage. The rear garden is a delightful space, designed for outdoor living and enjoyment. It features a patio seating area, ideal for alfresco dining, and a laid lawn area, perfect for those outdoor activities. The garden is fully enclosed with fencing, providing a secure and private outdoor space.

Call today to arrange a viewing!!!





Porch
Surrounding doors provide access into;

WC 2'11" x 4'7"
Complete with a low flush WC and a window to the side elevation.

Kitchen 13'1" x 10'1"
Complete with a matching range of cabinetry with ample worktop space. It features an inset sink and drainer, integrated eye level oven, gas hob with hood over and space for appliances. With laminate flooring, window to front elevation and a door providing access into the living/dining room.

Dining/ Living room 13'1" x 16'4"
This room offers ample space for your desired furnishings, with carpeted flooring

and double doors, providing direct access onto the garden.

Landing
Surrounding doors provide access into;

Bedroom One 9'4" x 11'5"
With carpeted flooring, central heating radiator and a window to the rear elevation.

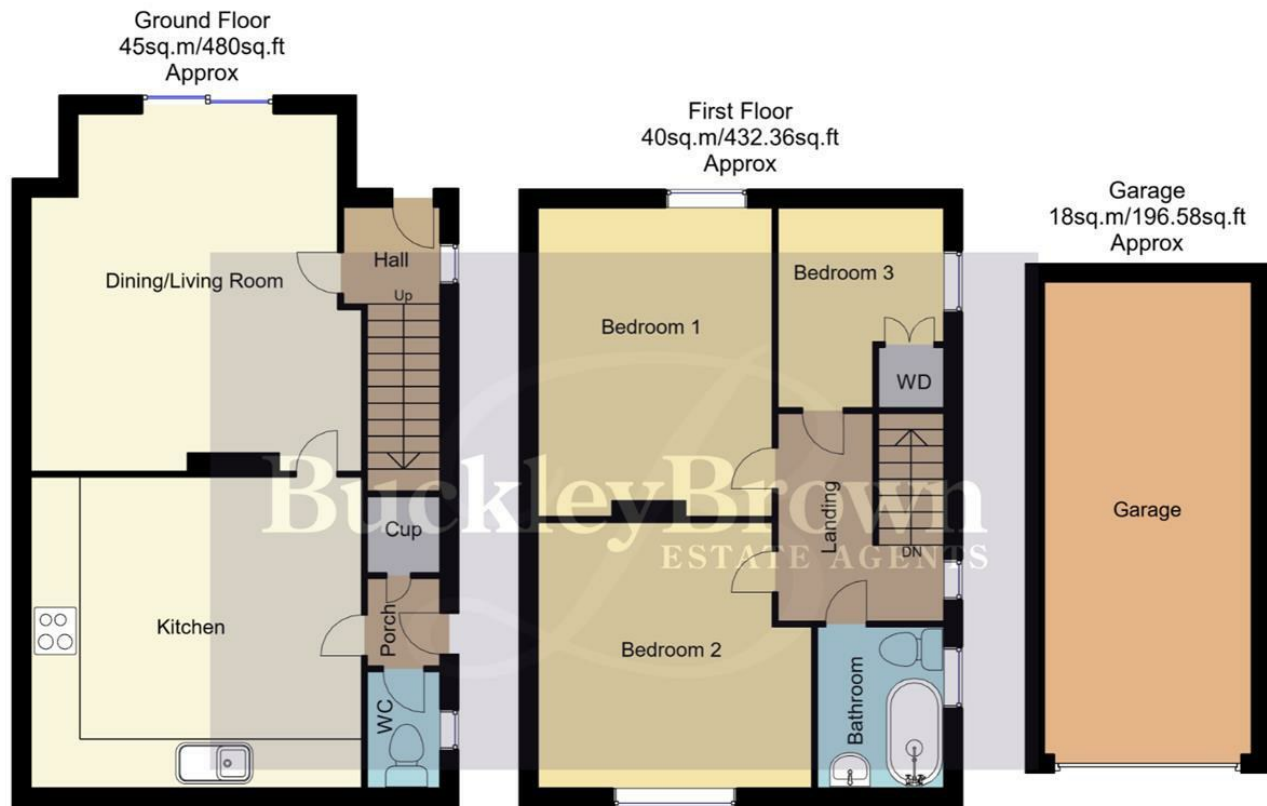
Bedroom Two 10'11" x 10'1"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 6'9" x 7'1"
With carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom
Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the side elevation.

Outside
The front of the property offers a driveway and detached garage, providing ample off-road parking.
The rear garden hosts a patio seating area and laid lawn with surrounding fencing.





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. Specially 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			86
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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