



£130,000 Freehold

10 LANGWITH ROAD | SHIREBROOK | MANSFIELD | NG20 8TG

**BuckleyBrown**  
ESTATE AGENTS



## A GREAT OPPORTUNITY!...

This spacious two-bedroom semi-detached home is ideally situated in the heart of Shirebrook, offering easy access to a range of local amenities, schools, shops, and excellent transport links—making day-to-day living both convenient and well-connected.

Upon entering the property, you're welcomed into a generously sized dining room, perfect for entertaining or family meals. This room features double doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection. Additional double doors lead from the dining room into the living room, where a large bay window to the front adds character and enhances the flood of natural light, providing a perfect space to relax and unwind. The kitchen is well laid out with ample worktop and storage space, while the adjoining sunroom provides a flexible area that can be used as a breakfast room, study, or simply a relaxing spot to enjoy garden views. A downstairs WC adds further convenience to the ground floor layout.

Upstairs, the first floor offers two well-proportioned bedrooms. The master bedroom features fitted wardrobes, offering ample storage. The bathroom is fitted with a three-piece suite.

A standout feature of the home is the converted loft space on the third floor, complete with Velux windows. This versatile room provides fantastic additional space, suitable for a home office, guest room, hobby area, or simply as extra storage.

Externally, the property continues to impress. The front offers a low-maintenance design, with a driveway providing off-street parking for two vehicles. A double garage is located at the top of the rear garden, offering secure storage or workshop potential. The rear garden is fully gravelled for easy upkeep and is ideal for outdoor seating, container planting, or al fresco dining.

Call to view!!







#### Porch/Entrance Hall

With access into;

#### Dining Room 12'0" x 12'11"

With carpeted flooring, double doors to the rear elevation, door providing access into the kitchen and double doors opening into the living room.

#### Living Room 12'0" x 12'11"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

#### Kitchen 7'10" x 15'1"

Complete with a range of matching wooden cabinetry and worktop surfaces. With windows to the side elevation and a door providing access into the sunroom.

#### Sun Room 7'6" x 7'10"

With carpeted flooring, sliding doors providing access onto the rear garden and access into the WC.

#### WC 2'9" x 4'9"

Complete with a low flush WC.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 12'11" x 15'5"

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

#### Bedroom Two 9'6" x 12'11"

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



#### Bathroom 7'10" x 9'4"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Room in roof 15'3" x 17'1"

Easily accessible, the area is spacious and well-maintained.

#### Outside

The property features a low-maintenance frontage, with a double garage positioned at the top of the garden and off-street parking for two vehicles. To the rear, the garden is laid with gravel, providing a practical and easy to maintain outdoor space ideal for seating, planting, or entertaining.









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) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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