



Offers Over £110,000 Freehold

108 LANGWITH ROAD | SHIREBROOK | MANSFIELD | NG20 8TH

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU. Welcome to this spacious three-bedroom, three-storey home, ideally located in the popular area of Shirebrook, Mansfield.

This property offers generous living space throughout and is perfectly positioned close to a variety of local amenities, including shops, schools, transport links, and leisure facilities - making it an excellent choice for families or professionals alike.

The ground floor comprises a bright and airy open-plan living and dining area, perfect for both relaxing and entertaining. The dining room features an attractive fireplace, adding warmth and character to the space. There is also a well-equipped kitchen with ample cupboard and worktop space, as well as the family bathroom, fitted with a bath, shower, washbasin, and WC.

Across the upper floors, the property offers three generously sized bedrooms, each benefitting from fitted wardrobes, providing excellent built-in storage.

Externally, the home enjoys a low-maintenance frontage, while to the rear there is a private garden featuring a laid lawn, complemented by mature trees and shrubs that create a peaceful and enclosed outdoor setting — ideal for relaxing or hosting during the warmer months.

This lovely home combines comfort, practicality, and charm, all within easy reach of Shirebrook's local amenities and excellent transport connections to Mansfield and surrounding areas.

Call today to arrange a viewing!!!





Living Room

Carpeted reception area with a central heating radiator and a window to the front elevation.

Dining Room

Versatile room with carpeted flooring, central heating radiator and a window to the rear elevation. Access to the stairs.

Kitchen

Complete with a range of matching wall and base cabinets, inset sink with drainer along with additional space and plumbing for appliances. Fitted with a window and an external door to the side elevation. Access into the ground floor bathroom.

Landing

With leading access into;

Bedroom Two

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

Bedroom One

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Outside

Low maintenance frontage with a gate and pathway leading to the front door with brick wall surround. To the rear you will find a well established garden which is mainly laid to lawn.







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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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