



£200,000 Freehold

42 PRIMROSE WAY | LANGWITH JUNCTION | MANSFIELD | NG20 9BF

**BuckleyBrown**  
ESTATE AGENTS

## MOVE IN READY!...

Welcome to this beautifully presented three-bedroom home in the heart of Langwith, perfectly positioned close to local amenities including shops, schools, and excellent transport links. Ideal for families, professionals, or anyone looking for a move-in ready property, this home combines practicality with modern comfort.

Upon entering, you are greeted by a bright and inviting living room, offering a warm and welcoming space for relaxing or entertaining. Leading from the rear of the home, the spacious kitchen/dining room is the heart of the property, complete with ample storage, work surfaces, and double doors opening onto the garden – creating a seamless indoor-outdoor flow perfect for family gatherings or alfresco dining. A convenient ground-floor WC completes the practical layout on this level.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with an en-suite for added privacy and convenience. A family bathroom serves the remaining bedrooms, providing a functional and comfortable space for all occupants.

Externally, the property continues to impress. To the front, there is a garage and driveway providing secure off-street parking. The rear garden features a laid lawn, garden shed, and is fully enclosed with fencing, creating a private and low-maintenance outdoor space ideal for relaxing, entertaining, or family activities.

Call today to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Living Room 10'2" x 15'3"

With carpeted flooring, ample space for furnishings and a window to the front elevation.

#### Kitchen/Dining Room 13'7" x 7'9"

Complete with a range of matching cabinetry, space for appliances, inset sink and drainer, integrated oven and a gas hob with a hood over. With a window and double doors opening onto the rear garden.

#### WC 3'1" x 5'5"

With a low flush WC and a hand wash basin.

#### Landing

With access into;

#### Bedroom One 9'1" x 12'10"

With carpeted flooring, window to the front elevation and access into its own private en-suite.

#### En-suite 9'1" x 3'6"

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

#### Bedroom Two 13'7" x 11'5"

With carpeted flooring and a window to the front elevation.

#### Bedroom Three 6'11" x 11'7"

With carpeted flooring and a window to the rear elevation.

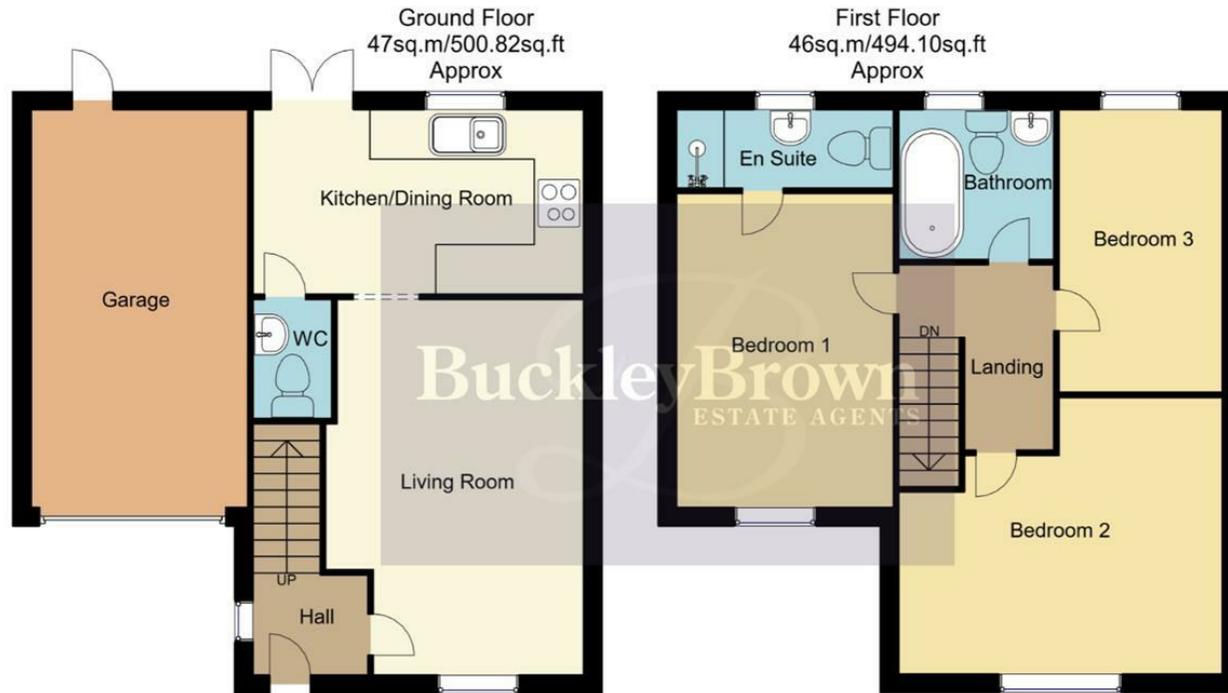
#### Bathroom 6'4" x 6'0"

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

#### Outside

The property features a front garage with a driveway, providing convenient off-street parking. To the rear, there is a laid lawn, a garden shed, and surrounding fences, creating a private and low-maintenance outdoor space perfect for relaxing 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. 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 78                      | 82        |
| (55-68) D                                   |  |                         |           |
| (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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MANSFIELD  
NG20 9BF



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