

**FOR
SALE**



Devonshire Drive, Langwith, Mansfield, Derbyshire NG20 9DX

£160,000 - Freehold

Chadwells
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

POINTS OF INTEREST

- Newly Fitted Kitchen and Bathroom
- Refurbished
- Three Bedrooms
- Ensuite Toilet to the Master Bedroom
- Large Rear Garden and Off Road Parking
- Wonderful Field Views to the Rear



Entrance Hall

Enter through the uPVC door into the entrance hall with carpet flooring, stairs off to the first floor and a door leading into the lounge.

Lounge

With carpet flooring, two radiators, a uPVC window to the front aspect and uPVC door to the rear garden. Internal doors lead to the entrance hall and kitchen.

Kitchen

Newly fitted kitchen with base units, square edge worksurfaces with inset composite sink, drainer and mixer tap. Integrated electric oven, hob and extractor fan above. Space and plumbing for washing machine and free standing fridge/ freezer. UPVC window to the rear aspect, radiator, wood effect vinyl flooring, doors leading to the bathroom and lounge.

Family Bathroom

Newly fitted with a three piece suite comprising bath with mains fed shower over and glass screen. Handwash basin set on vanity store unit and low flush WC. Wood effect vinyl flooring, radiator, wall mounted boiler and obscure window.

Landing

With carpet flooring, uPVC window and doors to the three bedrooms.

Master Bedroom

With carpet flooring, two radiators, dual aspect windows and a door to the ensuite WC.

Ensuite WC

With a low flush WC and handwash basin. Airing cupboard, vinyl flooring and obscure window.

Bedroom Two

With carpet flooring, uPVC window and radiator.

Bedroom Three

With carpet flooring, uPVC window and radiator.

Outside

The front garden is laid mainly to lawn. there are double gates allowing access for offroad parking.

The rear garden is laid mainly to lawn and has a patio area for seating.

Stunning field views to the rear.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,722.43

Parking Types: Driveway.

Heating Sources: Central. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 300 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 63% of fixed outlets

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

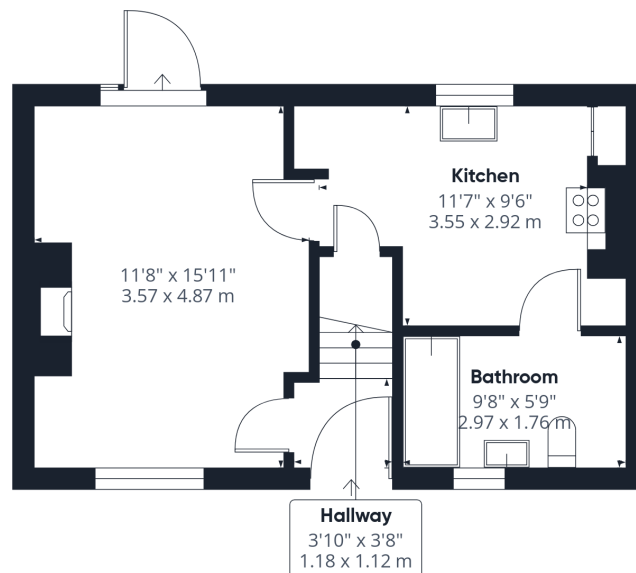
Is the property listed? No

Are there any restrictions associated with the property? No

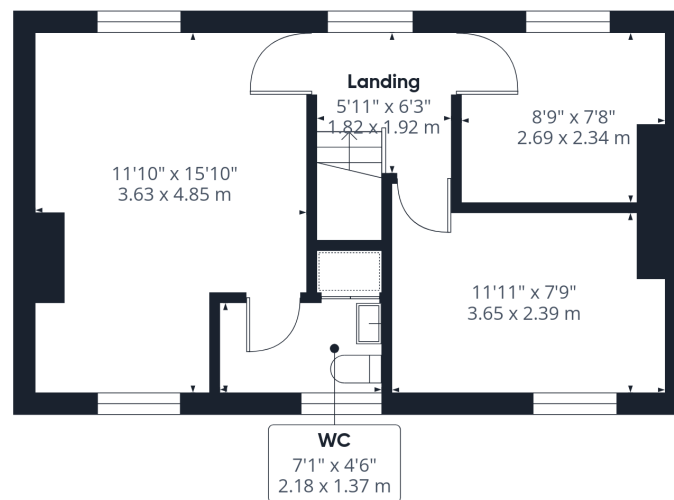
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1



Approximate total area^m

779 ft²

72.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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