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**5 LANGFORD ROAD  
MANSFIELD  
NOTTINGHAMSHIRE  
NG19 6QA**



**£130,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000

16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

**TENURE**

Freehold

- Spacious Semi-Detached
- Three Bedrooms
- Dining Kitchen
- Conservatory
- Detached Garage and Driveway
- Gas Central Heating
- Double Glazing
- Popular Location

## **5 LANGFORD ROAD, MANSFIELD, NOTTINGHAMSHIRE**

### **DIRECTIONS**

From our office on Albert Street continue onto Quaker Way which then turns slightly right and becomes St. John Street. Turn left onto the A6009 St. Peter's Way and then turn left again onto Wood Street. At the end of the road turn left onto Rosemary Street and left again at the traffic lights onto Ladybrook Lane. Go straight over at the roundabout where Langford Road is the third turning on the left.

**Superb three-bedroom semi-detached family home with gardens to front and rear and garage. The current owners have lived in the property for approximately fourteen years and substantially improved and modernised making this now a spacious family home with the benefit of a conservatory and large rear garden.**

Front garden laid to lawn with UPVC double glazed entrance door into:

### **ENTRANCE LOBBY**

With UPVC double glazed window to the front, radiator, ceiling light point and stairs to first floor landing.

Glazed panelled door to:

### **LOUNGE – 12'3" max X 17'**

Spacious lounge with ceiling light point, coving, UPVC double glazed window to front, thermostatically controlled radiator, power points, television aerial point and telephone point, UPVC double glazed doors into conservatory.



## **5 LANGFORD ROAD, MANSFIELD, NOTTINGHAMSHIRE**

Glazed panelled door to:

### **DINING KITCHEN – 17' max X 9'9"**

Comprehensively designed with range of wall and base units with oak doors, roll top work surfaces and coordinating splash back. One and a half bowl single drainer stainless steel sink with mixer taps, space and plumbing for washing machine, breakfast bar, UPVC double glazed windows to front and rear, ceiling spotlights and numerous power points.



Door to:

### **PANTRY**

With UPVC double glazed window to the rear, ceiling light point and radiator and space for fridge freezer.

### **REAR LOBBY**

With radiator, ceiling light point, doorway to storage space and UPVC double glazed door to the rear garden.

### **LANDING**

With ceiling light point, access to insulated roof space with power and light, UPVC double glazed window to the rear and door to airing cupboard housing combi boiler.

Door to:

### **W.C.**

With UPVC double glazed opaque window to the rear, close coupled W.C. and ceiling light point.

**5 LANGFORD ROAD, MANSFIELD, NOTTINGHAMSHIRE**

**BATHROOM**

Two-piece suite comprising pedestal wash hand basin and panelled bath, coving, ceiling spotlights, UPVC opaque window to the rear and thermostatically controlled radiator.



Door to:

**BEDROOM ONE – 13' X 9'9" max**

UPVC double glazed window to front, thermostatically controlled radiator, range of fitted bedroom furniture incorporating wardrobes, drawers and storage cupboards. Separate fitted single wardrobe, power points, ceiling light points, ceiling coving.



## 5 LANGFORD ROAD, MANSFIELD, NOTTINGHAMSHIRE

Door to:

### **BEDROOM TWO - 11' X 8' (Excluding Fitted Wardrobes)**

UPVC double glazed window to the front, range of mirror fronted wardrobes, built in single wardrobe, thermostatically controlled radiator, ceiling coving, ceiling light point and power points.



Door to:

### **BEDROOM THREE – 10' X 7'**

UPVC double glazed window to the rear, thermostatically controlled radiator, built in single wardrobe, ceiling light points and power points.



**5 LANGFORD ROAD, MANSFIELD, NOTTINGHAMSHIRE**

**REAR GARDEN**

Gated access to car standing, detached garage with up and over door, power and light, conservatory and patio area with the rest of the garden substantially laid to lawn with stocked borders.



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

**Local Authority Mansfield District Council**

**Primary School: Intake Farm Primary and Nursery**

**Secondary School: Queen Elizabeth's Academy**

**Stamp Duty on Asking Price: £100.00 (This may change if you are a first time buyer or already own another property).**

**ENERGY PERFORMANCE RATING – TO FOLLOW**

**FLOOR PLAN – TO FOLLOW**

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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.