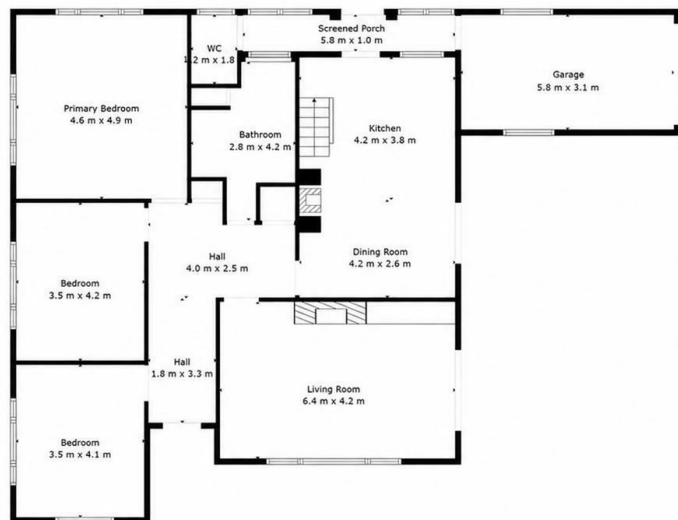




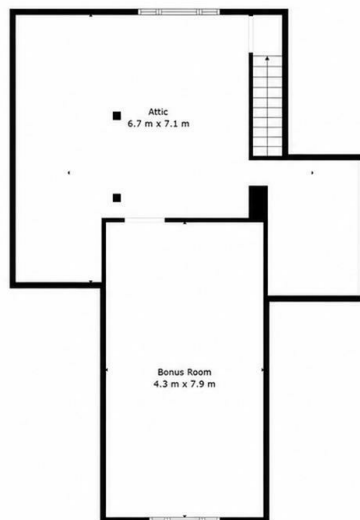
## Park View Bassett Hill, Upper Langwith, Mansfield, NG20 9RE

Offers Around £495,000

- Detached Bungalow set within 0.55 acres
- Generous existing accommodation extending to approximately 1,969 sq ft
- Additional loft space offering excellent conversion potential
- Viewing By Appointment Only!
- Located within the picturesque village of Upper Langwith
- Spacious family lounge with large windows and an abundance of natural light
- Long sweeping driveway providing an impressive approach and ample off-road parking & Garage
- Surrounded by beautiful open countryside, with rural views from every aspect
- Three well-proportioned bedrooms, dining kitchen, bathroom & separate WC
- Planning permission granted under reference 24/00536/FUL to extend

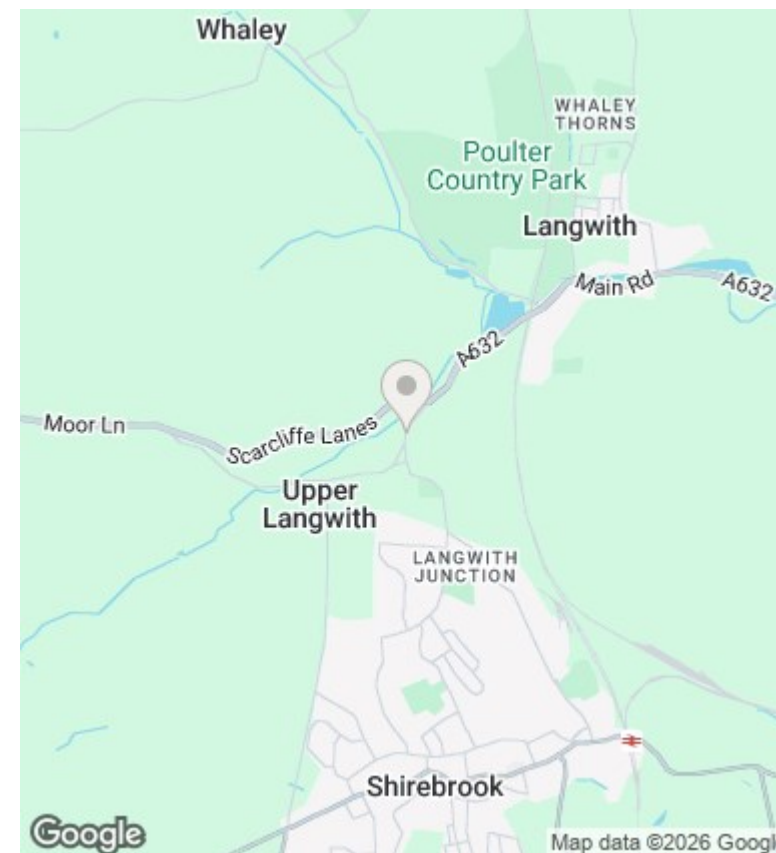


Floor 1



Floor 2

**TOTAL: 177 m<sup>2</sup>**  
 FLOOR 1: 138 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, SCREENED PORCH: 6 m<sup>2</sup>, LOW CEILING: 15 m<sup>2</sup>,  
 ATTIC: 34 m<sup>2</sup>



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

F

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |