

Greenfields, Langley Mill, NG16 4GJ

£200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Double Bedrooms
- Lounge
- Modern Dining Kitchen
- Downstairs WC
- Newly Fitted Family Bathroom
- Off Road Parking
- Desired School Catchment Area
- Close to Amenities & Bus Stops
- Ideal For First Time Buyers

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29161086

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** OFFERS OVER £200,000 *** THE GRASS IS DEFINITELY GREENER ON GREENFIELDS! *** You will fall in love and want to make this charming 3 bedroom semi detached family home yours once you have sent foot over the threshold of Greenfields. Located in the desirable Aldecar area of Langley Mill close to Aldecar Infant School, this lovely home has space to offer and comprises; entrance hallway, lounge, dining/kitchen, downstairs WC, 3 bedrooms, family bathroom and generous outside space with front and rear gardens and a private driveway. Call our team now to book your viewing.

Ground Floor

Entrance Hall

UPVC entrance door, radiator and stairs to first floor and under stairs storage cupboard.

Downstairs WC

Obscured uPVC double glazed window to the rear, wc and partially tiled walls.

Lounge

5.90m x 3.62m (19' 4" x 11' 11") UPVC double glazed window to the front, single glazed window to the rear and radiator.

Dining Kitchen

3.58m x 3.03m (11' 9" x 9' 11") A range of matching wall and base units with worksurfaces incorporating sink & drainer unit. Integrated appliances including a waist heigh double electric oven, 5 ring gas hob with extractor fan over, fridge freezer and dishwasher. Luxury vinyl tiled flooring, partially tiled walls, wall inset housing outlets, ceiling spotlights, radiator and two uPVC double glazed windows to the side.

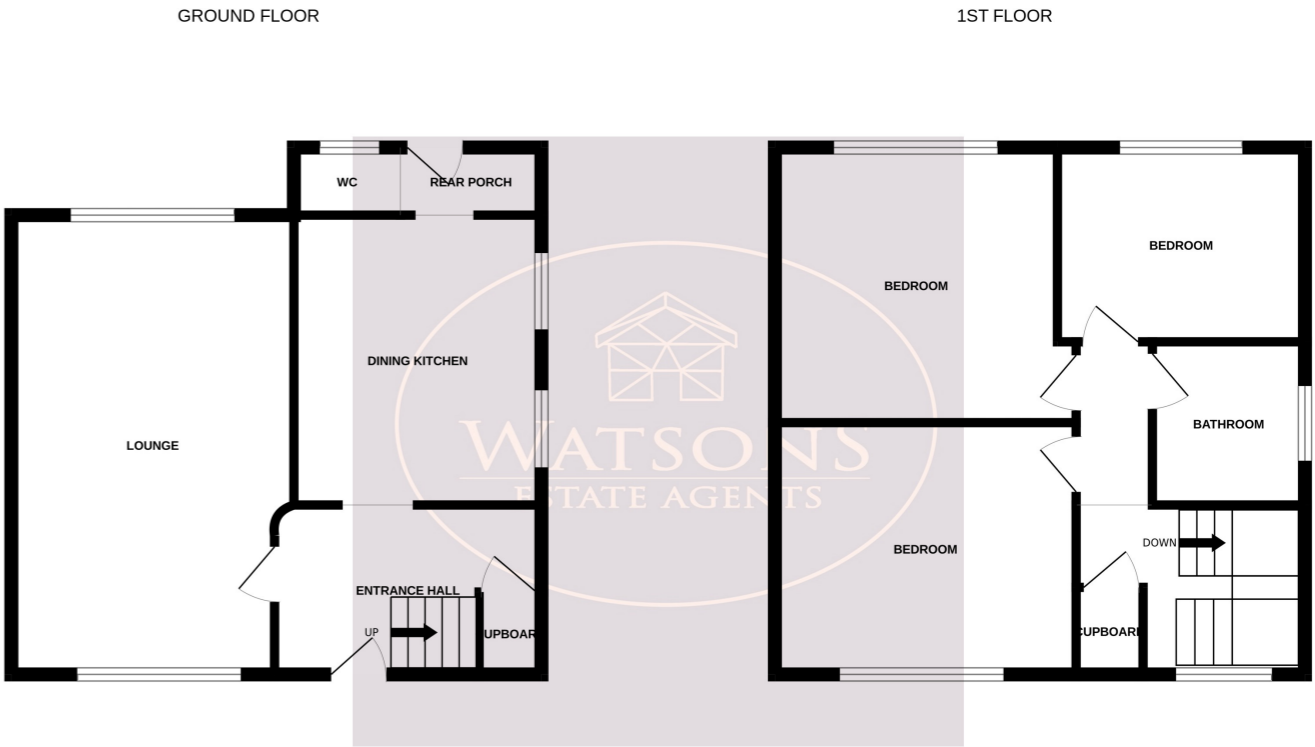
Rear Porch

Plumbing for washing machine and uPVC door to the garden.

First Floor

First Floor Landing

UPVC double glazed window to the rear and storage cupboard.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.01m x 3.55m (13' 2" x 11' 8") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.00m x 3.04m (13' 1" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

3.02m x 2.42m (9' 11" x 7' 11") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising of wc, vanity with storage underneath and panel bath with mains fed electric shower over. Chrome heated towel rail, ceiling spotlights, tiled walls and flooring and obscured uPVC double glazed window to the side.

Outside

The front of the property features a paved driveway leading towards a timber gate to the rear garden, hedged by a turfed lawn with a range of plants and shrubbery, enclosed by timber fencing and a patrician hedge. The rear garden has a paved seating area with stone steps leading towards a turfed lawn with a range of plants and shrubbery, and palisaded by timber fencing.