



The Old Forge Gainsborough Road, Langford NG23 7RP

welcome to

The Old Forge Gainsborough Road, Langford Newark

**** LARGE PLOT & LOTS OF CHARACTER! **** Introducing this wonderful four-bedroom character home boasting generous accommodation throughout, ample off-road parking and generous gardens. Located in the sought after village of Langford, this home is one you must view to fully appreciate it's potential.



Entrance Hall

Stairs to the first floor landing.

Living Room

Log burner with surround, feature stone wall, understairs storage, radiator, stable door to the front and double glazed window to the front. Leading into:

Snug

Open fire, radiator and double glazed window to the front and rear.

Conservatory

French door to the rear and double glazed windows to the side and rear.

Kitchen/Diner

Range of wall and base units, Belfast sink, space for range style cooker, plumbing for dishwasher and double glazed window to the rear.

Utility

Space for dryer, storage cupboard and door to the side.

Bathroom

Low level WC, wash hand basin, free standing bath, shower cubicle, heated towel rail and double glazed window to the side.

First Floor Landing

Two velux style windows.

Bedroom One

Radiator, velux style window and double glazed window to the front.

Bedroom Two

Feature fireplace, wardrobes, radiator and double glazed window to the front.

Bedroom Three

Radiator and double glazed window to the front.

Bedroom Four

Radiator and double glazed window to the front.

Shower Room

Low level WC, wash hand basin, shower cubicle and velux style window.

Outside Front

To the front of the property is an in and out driveway offering ample off street parking.

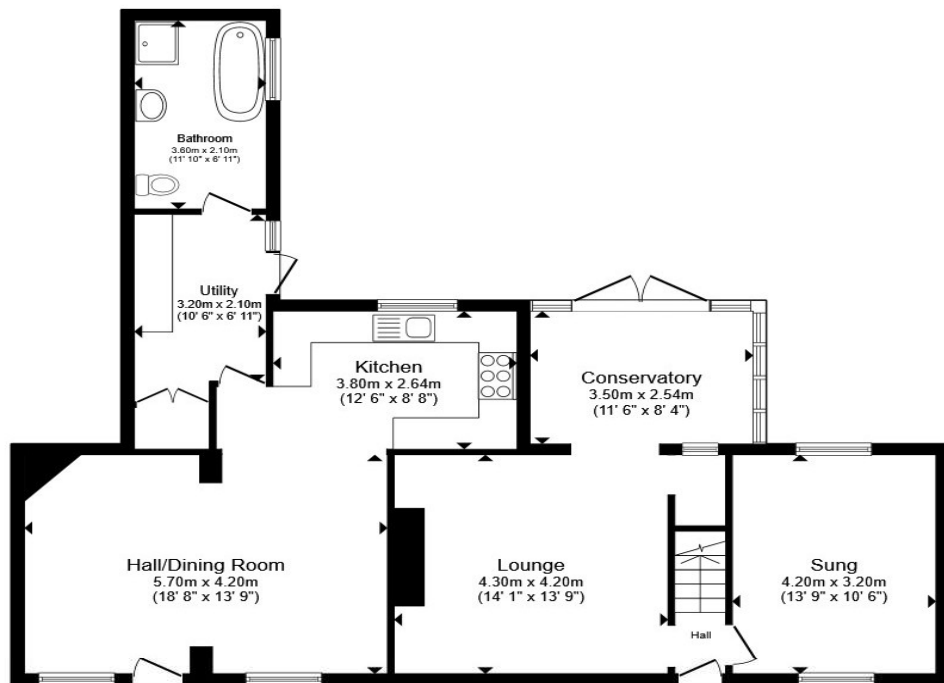
Rear Garden

The rear garden is mainly laid to lawn with patio area, raised decking and a timber shed. The garden is enclosed by a low hedge which allows for field views to the rear.

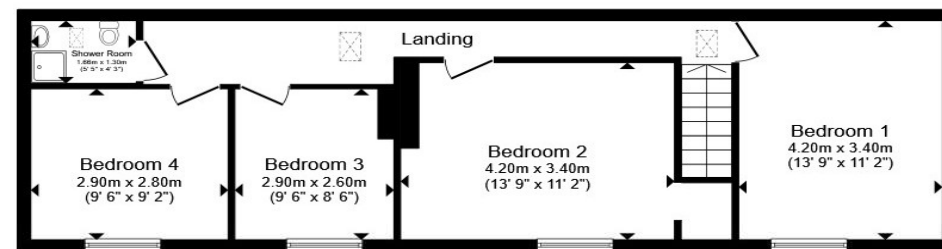


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Ground Floor



First Floor

Total floor area 158.3 m² (1,703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- DETACHED COTTAGE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- CHARACTER FEATURES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£460,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106717 - 0002

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