

Kirklington Road

Rainworth

This delightful detached home is a true gem waiting to be discovered. Boasting FOUR DOUBLE BEDROOMS, including a luxurious master en-suite, this property offers ample space for a growing family.

Step inside to find a home adorned with stylish and modern decor, creating a warm and inviting atmosphere throughout. The property features a spacious living room, perfect for relaxing evenings, and a dining room that sets the scene for memorable family meals and conservatory which lends itself to become another reception room with views of the beautifully cured garden to the rear.

One of the features of this house is the cleverly designed utility area, making great use of space by utilising the back end of the garage. This thoughtful addition adds practicality to the home, ensuring convenience in your day-to-day activities.

Outside, a drive capable of accommodating 3 cars awaits, providing ease and comfort for you and your guests. The lovely landscaped garden is a tranquil retreat, offering a peaceful outdoor space to unwind and enjoy the fresh air.

In conclusion, this property is not just a house, but a potential family home where cherished memories can be made. With its desirable features and prime location, this residence promises a comfortable and convenient lifestyle for its future owners.

How To Find The Property

Enter the village of Rainworth via the B6009 Southwell Road then at the big roundabout take the first exit left onto the bypass, at the next roundabout take the second exit signposted 'the village' onto Kirklington Road and take the first exit and the property is on the left hand side clearly marked by one of our signboards.

Entrance Hall

16'7" into recess door x 6'8"

The entrance hall is accessed via a door to the front aspect, boasting laminate floor covering and stylish decor that sets the tone for the rest of the house. Stairs rise to the first floor with a cupboard beneath, offering useful storage. It features a central heating radiator and internal doors leading to the downstairs WC, kitchen utility, and lounge.

Downstairs WC

5'1" x 3'3"

The downstairs WC offers convenience and functionality with a pedestal sink unit, low flush WC, and central heating radiator. It's elegantly appointed with tasteful finishes.

Utility

8'2" x 7'10"

The utility is a valuable space created by utilising the backend of the garage. It features modern wall and base units, a work surface with a sink and drainer, space and plumbing for washing machine and condensing tumble dryer and laminate flooring.

Living Room

14'4" x 11'11"

The living room exudes modern charm with stylish decor and a featured panelled wall. It includes TV and power points, along with a central heating radiator. Internal doors lead to the dining room, while UPVC double glazed French doors open to the conservatory, inviting ample natural light.

Conservatory

12'1" x 11'4"

The conservatory leads from the living room and as it benefits from two central heating radiators the room is useable all year round. UPVC double glazed windows and doors provide viewings access to the rear garden and the glass roof lets in plenty of natural light. Additionally the room benefits from TV and power points, which enables it to be used as another reception room should you require.

Dining Room

11'11" x 9'10"

The dining room is an inviting reception room, comfortably seating 6 to 8 people. It features laminate floor covering, stylish half-panelled feature walls, a central heating radiator, and power points. Internal doors provide easy access to the lounge and kitchen, ensuring seamless movement throughout the property.

Kitchen

16'7" maximum x 9'1"

The modern kitchen is well-equipped with plenty of wall & base units, integral appliances include a fridge freezer, dishwasher and washer/dryer, and ample work surface to prepare meals. It includes a 1 1/2 bowl sink and drainer, a four-ring gas hob with double oven beneath and extractor above. A UPVC double glazed windows providing plenty of natural light from the front, the gas central heating boiler is also located here.

First Floor

Bedroom No 1

11'9" x 11'4"

Bedroom one is a lovely double bedroom with a UPVC double glazed window overlooking the rear garden. It features a central heating radiator, power points, and an internal door to the ensuite, offering comfort and convenience.

En-Suite

7'7" x 3'5"

The ensuite boasts a low flush WC, a pedestal sink, and a mains fed shower with stylish tiling to the cubicle. It includes a chrome heated towel rail, UPVC double glazed window, and motion-sensored lighting, combining practicality with elegance.

Bedroom No 2

11'10" x 10'8"

Located at the front of the property, bedroom two features a UPVC double glazed window to the front, central heating radiator, and power points. It offers ample space and natural light.



Bedroom No 3

11'9" x 9'2"

Bedroom three is again a double bedroom and boasts a UPVC double glazed window to the front aspect, offering natural light. It features a central heating radiator and power points, providing comfort and functionality.

Bedroom No 4

12'10" x 8'10"

The final bedroom, bedroom four, offers generous space and comfort for a double room. It includes a UPVC double glazed window overlooking the rear garden, central heating radiator, and power points.

Bathroom

6'11" x 6'4"

The bathroom is elegantly appointed with a gorgeous suite, featuring an inset sink with mixer tap, a low flush WC, and a panelled bath with a mains fed rainfall shower above. It boasts stylish tiling, a chrome heated towel rail, and motion-sensored lighting, offering both luxury and functionality.

Outside

The front of the property features a tarmac drive providing parking for at least three cars, with gated access to one side leading to the rear garden.

The rear garden is beautifully landscaped, with a paved patio area ideal for entertaining. It includes a shaped lawn, dugout borders, external power socket, and gated access to the side of the property, providing convenience for bin storage and privacy.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

