



## 12 Kingfield Close, Rainworth

Offers in excess of £220,000 Freehold

Detached Bungalow, Two Double Bedrooms • Lounge and Conservatory • Fitted Kitchen • Garage and Driveway  
 • Sought After Cul-De-Sac Location • No Onward Chain



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## How To Find The Property

Enter the village of Rainworth via the bypass and at the roundabout take the second exit and then at the mini roundabout turn right again onto Kirklington Road, take the first left turn onto Sherwood Road, then second right onto Westbrook Drive, continue round and the the third left onto Kingfield Close and the property is on the right hand side and can be identified by our for sale board.

## Hallway

Double glazed entrance door, radiator, storage cupboards one housing the wall mounted central heating boiler, doors to the kitchen, lounge, shower room and two bedrooms.

## Living Room

16' 5" x 11' 3" (5.00m x 3.43m)

With upvc window to the front of the property, radiator, Adam's style fire surround housing coal effect gas fire.

## Kitchen

9' 2" x 8' 7" (2.79m x 2.62m)

fitted with a range of wall and base units, cupboards and drawers, complimentary tiled splash backs, stainless steel sink unit, some appliances including fridge, freezer, washing machine and cooker, upvc window to the front and radiator.

## Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

Bedroom 1 with window overlooking the conservatory, fitted wardrobes and overhead cupboards, central heating radiator.

## Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Dining Room/Second Bedroom with double glazed sliding doors into conservatory and central heating radiator.

## Bathroom

Bathroom with three piece suite comprising of wash hand basin, low flush WC and shower cubicle housing electric shower, tiled walls and floor and heated towel rail.

## Conservatory

A bright and airy living space, with laminate floor, central heating radiator, double glazed patio doors, door leading to driveway and doors to the rear enclosed garden.

## Garage

With up and over door, lighting and electricity.

## External

The rear garden is fully enclosed which is partly low maintenance, with lighting, garden shed and door leading to conservatory. To the front of the property is a driveway providing off-street parking for several vehicles.

## Additional Information

Council Tax Band B Epc rating tbc Freehold No onward chain

