



## 130 Southwell Road East, Rainworth

Guide Price £320,000 – £330,000 Freehold

EXTENDED MODERN DETACHED FAMILY HOME • TWO RECEPTION ROOMS, SPACIOUS DINING KITCHEN & CONSERVATORY  
 • TWO BATH/SOWER ROOMS • DRIVEWAY FOR SEVERAL VEHICLES & LANDSCAPED SOUTH FACING REAR GARDEN •  
 EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: D



41 Albert Street, Mansfield, NG18 6AN  
 Sales: 01623 627 247  
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**John Sankey**











### Shower Room

Beautifully renovated in recent years, this stunning shower room features a contemporary sink unit with a mixer tap and built-in storage, a low-flush WC, and a walk-in mains-fed rainfall shower. Modern tiling to the walls and floor enhances the luxurious feel, while a heated towel rail and a UPVC double-glazed window to the rear add practicality and style.

### Outside

A spacious paved driveway offers ample parking for at least three vehicles. The garage, with an up-and-over door, benefits from an additional storage room to the rear, leading to a courtyard—ideal for bin storage. Integrated spotlighting surrounds the driveway, enhancing the property's curb appeal. A beautifully landscaped rear garden offers the perfect blend of relaxation and practicality. A raised paved patio provides an ideal spot for evening unwinding or entertaining, with steps leading down to a shaped lawn, bordered by mature shrubs and trees. A charming picket fence separates the main garden from a barked play area, perfect for children. Additional highlights include fenced boundaries, a summer house, a shed (both included in the sale), and an outdoor power source. Gated access leads to the front of the property.

### Additional Information

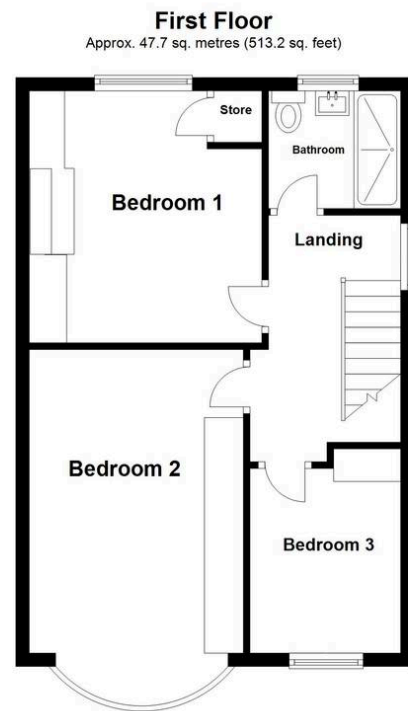
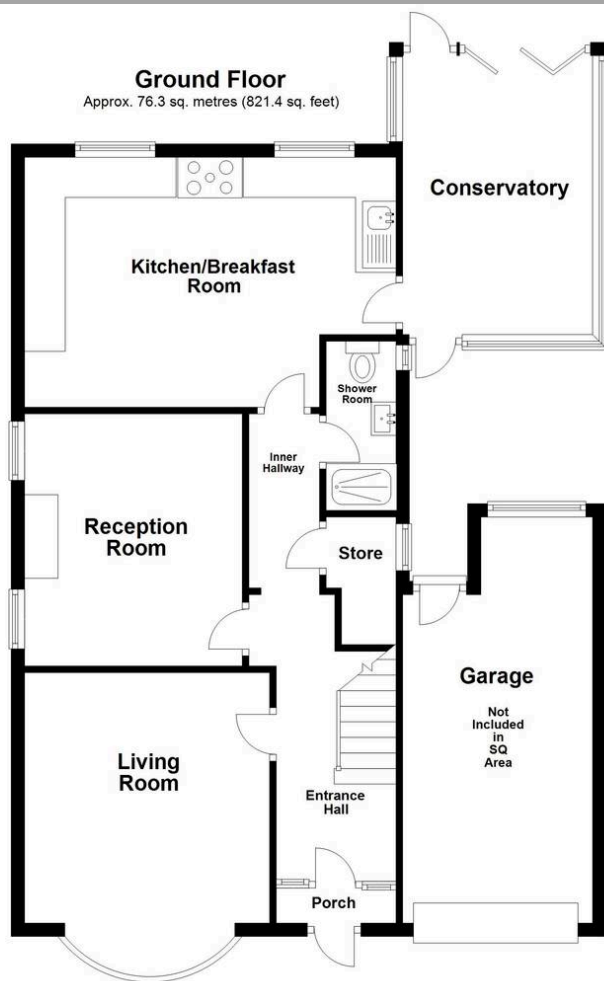
Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.







Total area: approx. 124.0 sq. metres (1334.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

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