



CURZON CLOSE | RAINWORTH | MANSFIELD | NG21 0BQ

BuckleyBrown
ESTATE AGENTS

YOUR NEW HOME!!.. *TENANT IN-SITU, 1 month rolling contract* Welcoming to the market this excellent three-bedroom property located in the convenient area of Rainworth and nearby to a range of handy shops and amenities. The property itself has been well-maintained throughout, with plenty of space for growing families. Let's take a look inside.. The ground floor presents an excellent living space, where you'll have an abundance of room for furnishings and homely touches. There's also patio doors leading out to the rear garden from here, perfect for taking advantage of in the summer months. Next door is the equally as brilliant kitchen that is complete with a range of modern wall and base units to utilise, along with space for all essential appliances. The first floor welcomes you to three well-presented bedrooms, all of which are a terrific size with lots of space and flexibility to add your own stamp. The bathroom can also be found just off the landing and this is complete with a three piece suite in white. The outside space complements the home well and benefits from a spacious seating area perfect for enjoying a summer BBQ! There's also steps leading up to a low-maintenance lawn, along with a storage shed and mature surrounding shrubs and trees. To the front of the property is a low-maintenance lawn, private driveway and garage, providing space for handy off-road parking. What's not to love? This one won't be on the market for long so don't miss out! Call our team today and book in a viewing!

Entrance Hall

With central heating radiator, stairs leading up to the first floor and access into;

Kitchen 8'8" x 13'8"

Complete with a great range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, hob with extractor fan above, space and plumbing for a washing machine and fridge-freezer, central heating radiator and window to the front elevation.

Lounge 13'6" x 15'7"

With central heating radiator, window to the rear elevation and French doors leading out to the rear elevation.

Landing

With access into;

Bedroom One 9'1" x 12'3"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Two 8'4" x 9'4"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Three 7'1" x 10'8"

With fitted carpets, central heating radiator and window to the rear elevation.

Bathroom 5'5" x 6'2"

Complete with a fitted bath with

overhead shower, low flush WC, hand wash basin, full-height tiling and opaque window to the side elevation.

Outside

Featuring a well-maintained rear garden with patio seating area and steps leading up to a lawn with surrounding mature trees and a fence for additional privacy. To the front of the property is a low-maintenance lawn, alongside a private drive and garage (2.38m x 4.98m), allowing space for off-road parking.



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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

