



Offers Around £270,000

LINNET DRIVE | RAINWORTH | MANSFIELD | NG21 0WN

BuckleyBrown
ESTATE AGENTS

ABSOLUTELY FLAWLESS!.. This splendid four-bedroom family home has an incredible amount to offer! Boasting a wonderful, modern accommodation with neutral tones throughout, this detached property is one the whole family can appreciate! Positioned within a wonderful residential area, with a park right on the doorstep, as well as amenities just a short drive away. This home really does tick all the boxes!

Upon entry, you will be welcomed into the beautiful hallway, which leads you nicely into the spacious kitchen/diner to your left, which comes complete with a range of gorgeous units and cabinets that you will definitely enjoy making use of! Along with a range of integrated appliances adding a sleek finish. You'll find ample dining space here, as well as a light and airy setting for you to enjoy family meals. If that's not enough, there's also a utility, which has space and plumbing for additional appliances. The living room presents a fantastic, homely space where you will really enjoy settling down and relaxing in front of the TV! You'll find French doors leading outside, allowing a wealth of natural light to flood through and easy access to the garden in the summer! In addition, there's a ground floor W/C for added convenience.

Still smiling? Let's head upstairs to the first floor, where you will find four beautifully appointed bedrooms, all of which have been kept to an excellent standard. The master has the advantage of gorgeous decorative panelling and a luxury en-suite, what more could you want? There's also a stylish bathroom comprised of a lovely three piece suite, which completes the floor nicely.

Outside is just as incredible, with a tarmac driveway providing off-street parking and a converted garage, which can be utilised as a garden room. The rear garden is really something special, having been immaculately landscaped with a patio seating area, artificial lawn and planters, ready for a spot of gardening!





Living Room 11'3" x 19'8"
With carpet to flooring, central heating radiator, window to the front elevation, and French doors leading outside.

Kitchen/Dining Room 11'8" x 19'7"
Complete with modern cabinets and units, work surface gas hob, inset sink with mixer tap above, tiled walls and extractor fan. There are integrated appliances including a dishwasher, oven and fridge freezer. With triple aspect windows and laminate flooring.

Utility 4'8" x 6'6"
With additional storage cabinets,

integrated washing machine and work surface.

WC
Fitted with a low flush WC, pedestal sink, central heating radiator and laminate flooring.

Bedroom One 11'1" x 11'6"
With carpet to flooring, central heating radiator, decorative panelling and window to the side elevation.

En-Suite 4'8" x 6'6"
Complete with an enclosed shower, pedestal sink, low flush WC, modern tiling and shaver point.



Bedroom Two 9'9" x 11'10"
With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Three 9'7" x 10'0"
With carpet to flooring, central heating radiator and dual aspect windows.

Bedroom Four 10'4" x 8'2"
With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 6'3" x 6'7"
Complete with a panelled bath, low flush WC, pedestal sink, overhead shower, full height tiling and an opaque window to the front elevation.

Outside
With a tarmac driveway providing off-street parking and a converted garage, which can be utilised as a garden room. The garden has been immaculately landscaped with a patio seating area, artificial lawn and planters, ready for a spot of gardening!



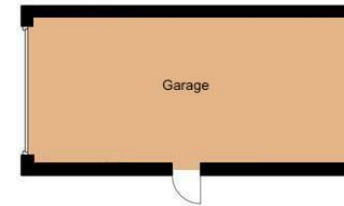
Ground Floor:
58Sq.MT/624.31Sq.FT
Approx.



First Floor:
57Sq.MT/613.54Sq.FT
Approx.



Outbuilding:
18Sq.MT/193.75Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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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