



SOUTHWELL ROAD EAST | RAINWORTH | MANSFIELD | NG21 0BT

BuckleyBrown
ESTATE AGENTS

****FOR OVER 50's ONLY****

WHAT A FIND!... This modern three-bedroom park home is nestled within its own 11 acres of private woodlands and is located in the heart of Sherwood Forest. Not to mention being only a short walk to amenities such as supermarkets, doctors and transport links. This residence is move-in ready and offers a welcoming and deceptively spacious layout where you will instantly feel at home. Let's take a look inside...

As you step inside, you will immediately be greeted by a bright and airy entrance hallway which offers access to the living room. Here you'll find neutral decor and laminate flooring adding a homely feel. There is an excellent amount of space for all of your furnishings. You'll find the French doors provide a wealth of natural light, creating the perfect spot to entertain friends and family. Leading through to the kitchen, which comes complete with a modern range of matching units and cabinets and benefits from a range of integrated appliances adding a great finish. There is also a pantry for handy storage.

Moving back into the hallway, you will be greeted by three beautifully appointed bedrooms, with the master having the luxury of its own private ensuite, and the second bedroom with fitted wardrobes. The spacious shower room comprises of a contemporary three-piece suite. You won't need to touch a thing!

This home boasts fantastic gardens, and is set within a lovely community where you can enjoy a relaxed, carefree lifestyle with like-minded neighbours and is one you'll love to call your own!





Lounge 9'5" x 16'7"

With laminate flooring, central heating radiator, window and French doors leading outside.

Kitchen/Dining Room 8'5" x 15'9"

Fitted with neutral toned wall and base units, work surface, integrated dishwasher, washer/dryer, full size fridge/freezer, ceramic hob, extractor fan, tiled walls, inset sink with mixer tap above, laminate flooring, dual aspect windows and door leading outside. With a useful pantry.

Bedroom One 9'5" x 11'5"

With carpet to flooring, illuminated wardrobe, central heating radiator and window.

En-Suite 5'3" x 7'3"

Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, tiled flooring, illuminated mirror and an opaque window.

Bedroom Two 9'5" x 12'4"

With carpet to flooring, central heating radiator, fitted wardrobe and window.

Snug 6'11" x 9'10"

With laminate flooring and window.

Office 6'0" x 7'3"

With laminate flooring, central heating radiator and window.

Shower Room 4'11" x 6'0"

Fitted with an enclosed shower, low flush WC, wash hand basin, tiled flooring, extractor fan and an opaque window.

Outside

With off-street parking and a private garden.





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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