



SOUTHWELL ROAD EAST | RAINWORTH | MANSFIELD | NG21 0EW

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT FAMILY RESIDENCE!!... This three-bedroom detached family home is a true gem, and we can't wait to show you around. Boasting a spacious interior and its own private garden, this property is the perfect home for any growing family. You simply must view for yourself! Let's take a peek inside..

Starting with the lounge area, this is the perfect space to relax and put your feet up, whilst providing ample space for entertaining family. Moving through to the kitchen offers an extensive range of modern units and appliances with an inset sink and beautiful tiled splash backs, making it simple to show off your culinary skills. There is also a utility room which offers space for additional appliances. The dining room is just next door and offers space for a good-sized table and chairs for the family to enjoy meals together. The conservatory hosts an impressive space to add your own furnishings. This is a fantastic entertaining space to open the French doors leading to the garden and enjoy hosting in the summer months. Completing the floor is a WC for added convenience.

The first floor hosts three excellent bedrooms, all of which have been well-kept and offer versatility to add your own stamp. The family bathroom can be found just off the landing and complete with a modern three-piece suite with a shower cubicle, hand wash basin and low flush WC.

The garden is well presented with a generous and private lawn area, including a patio seating area for alfresco dining. To the front of the property is a private driveway allowing space for ample off-road parking and a car port. This property would make a beautiful family home. Call today to book a viewing!





#### Hall

With access to;

**Living Room 10'11" x 10'11"**

With bay window to front elevation.

**Dining Room 11'11" x 12'11"**

With open access to the conservatory and kitchen.

**Kitchen 5'10" x 19'9"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

**Utility 4'11" x 5'0"**

Including an inset sink and space for additional appliances. With window and door to front elevation.

**Conservatory 11'6" x 17'6"**

With windows surrounding and french doors leading onto the garden.

#### WC

Including low flush WC and hand wash basin.

#### Landing

With access to;

**Bedroom One 9'11" x 11'10"**

With window to rear elevation.

**Bedroom Two 10'11" x 10'11"**

With a bay window to front elevation.

**Bedroom Three 7'0" x 9'7"**

With window to front elevation.

**Shower Room 5'10" x 9'10"**

With windows to side elevation. Including a shower cubicle, hand wash basin and low flush WC.

#### Outside

With a lovely lawn and patio area to the rear enclosed garden. Including a car port to the front with private marking for multiple cars.





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.  
CC Ltd ©2018

**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		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SOUTHWELL ROAD EAST  
RAINWORTH  
MANSFIELD  
NG21 0EW



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS