



Offers Over £220,000 Freehold

15 MANTON CLOSE | RAINWORTH | MANSFIELD | NG21 0FJ



YOUR NEXT MOVE!... This charming three-bedroomed detached home has been meticulously designed to meet all your living needs and maintained to an excellent standard throughout, providing the perfect opportunity for those looking to buy a home that promises comfort, space, and functionality. With its well-planned layout and number of rooms, it presents potential buyers with the chance to make it their own.

The property boasts two spacious reception rooms, each providing ample space for relaxation or entertaining guests. The lounge is bay-fronted and features a beautiful feature fireplace as the focal point, creating a warm and cosy feel. The dining room is positioned conveniently next to the kitchen, and features french patio doors which provide access onto the rear garden. Whether you are hosting dinner or a casual get-together, these rooms are sure to cater to your needs.

The heart of the home is the kitchen. The kitchen is fitted with a beautiful range of high-gloss wall and base units and offers the ideal space for culinary exploration and family meals. The kitchen is designed to facilitate easy movement and functionality, making meal preparations a delightful experience.

This home comes with three thoughtfully laid-out bedrooms, offering plenty of space to accommodate a family, guests, or utilise as home offices. A notable feature of this property is the presence of the modern bathroom. The bathroom is fitted with a stunning three-piece suite in white, and designed to provide a relaxing ambiance where you can unwind after a long day.

The outside space compliments this home well, boasting an attractive curb appeal and low maintenance gardens. There is a block-paved driveway to the front allowing for ample off-street parking which in turn provides access to the garage. There is an enclosed garden to the rear which is mainly block-paved, featuring planted sleepers which allow you to put your gardening skills to use!





Entrance Hall

The entrance hall is laid with wood-effect laminate flooring. There is a central heating radiator and stairs which lead to the first floor. A door provides access into the living room.

Living Room 10'3" x 16'6"

The bay fronted living room boasts an abundance on natural light. The focal point of the lounge is the feature fireplace which gives the room and warm and cosy feel. Laid with wood-effect laminate flooring, with a central heating radiator, and an opening into to the dining room.

Dining Room 7'11" x 9'1"

The dining room is of a generous space and is positioned conveniently next to the kitchen. With french patio doors which provide access onto the rear garden, a central heating radiator, and laid with wood-effect laminate flooring.

Kitchen 6'8" x 13'0"

The kitchen is fitted with a beautiful range of high-gloss wall and base units with sink and drainer set into work surface with

complimentary tiled splash-back. Integrated appliances include a fridge/freezer, electric oven and electric hob with an extractor hood over. There is space and plumbing for a washing machine. With a useful storage cupboard, window to the side elevation, and a door which provides access into the garage.

Downstairs WC

With a low level WC, vanity hand wash basin and subway-style tiled splash-back.

Landing 6'0" x 10'3"

With a window to the side elevation, loft hatch access and laid with carpet flooring. There is also a useful storage cupboard. Doors provide access into;

Bedroom One 8'6" x 13'9"

The master bedroom is of a generous size and is laid with carpet flooring. With a window to the front elevation and a central heating radiator. There is also the benefit of a fitted wardrobe.



Bedroom Two 8'6" x 9'11"

The second bedroom is laid with carpet flooring. There is a window to the rear elevation and a central heating radiator.

Bedroom Three 6'0" x 9'0"

The third bedroom is currently being used as a study. Laid with carpet flooring, there is a window to the front elevation, a fitted storage cupboard, and a central heating radiator.

Bathroom 6'0" x 6'4"

The bathroom is fitted with a stunning three-piece suite in white comprising vanity hand wash basin, low level WC and a panelled bath with shower over with complimentary glass shower screen, and tiled splash-back. With an opaque window to the rear elevation and a central heating radiator.

Garage 7'10" x 21'7"

The garage has an up-and-over door to the front, window to the side elevation and a door which provides access onto the rear garden. In addition, there is a door from the garage into the kitchen.

Outside

The outside space compliments this home well, boasting an attractive curb appeal and low maintenance gardens. There is a block-paved driveway to the front allowing for ample off-street parking which in turn provides access to the garage. There is an enclosed garden to the rear which is mainly block-paved, featuring planted sleepers which allow you to put your gardening skills to use!





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.

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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

15 MANTON CLOSE
RAINWORTH
MANSFIELD
NG21 0FJ



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.