



LITTLE JOHN DRIVE | RAINWORTH | MANSFIELD | NG21 0JL

BuckleyBrown
ESTATE AGENTS

ONE TO CALL HOME!... This three-bedroom semi-detached home is a fantastic opportunity to purchase for any growing family, couple, or first time buyer. Located in the convenient area of Rainworth, boasting local amenities which includes shops, food outlets, schools and green spaces. The property benefits from a spacious interior, and features a lovely garden. Let's take a peek inside..

The ground floor boasts incredible space. Starting with the large living room which hosts a fireplace which lends itself to cosy nights in. The French doors and lovely laminate flooring really bring this room to life. Moving through to the kitchen offers a range of contemporary units with space for appliances, making it simple to show off your culinary skills. The ground floor is complete with a WC for added convenience.

Heading upstairs, you will find three well-sized bedrooms offering space for all of your furnishings. The family bathroom is separate and can be found just next door and complete with a three-piece suite.

The garden hosts a beautifully maintained lawn and patio seating area. This is a great entertaining space to invite family over for evening drinks. To the front hosts a spacious driveway with parking for two cars.

Offered for sale with NO upward chain. Don't miss out, call today to book a viewing!





Hall

With access to;

Living Room 10'11" x 17'11"

Comprising a feature fireplace and laminate flooring. With window to front elevation and french doors to rear elevation.

Kitchen 12'0" x 8'9"

Including a range of matching cabinetry and units with work surfaces over. With space for appliances and window to rear elevation.

Landing

With access to;

Bedroom One 8'0" x 17'11"

With window to front and rear elevation.

Bedroom Two 10'10" x 9'5"

With window to front elevation.

Bedroom Three 8'0" x 7'6"

With window to rear elevation.

Bathroom 7'1" x 4'3"

Comprising a three-piece suite with a shower over the bath. With window to rear elevation.

Outside

An enclosed garden to the rear with patio

area and well-maintained lawn. To the front hosts a driveway with parking for two 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. 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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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