



Offers In The Region Of £235,000

CHURCHFIELD DRIVE | RAINWORTH | MANSFIELD | NG21 0BJ

**BuckleyBrown**  
ESTATE AGENTS

WHAT A FIND!...Occupying a lovely plot in Rainworth with a driveway and garage is this modern three bedroom home, which has been lovingly presented with neutral decor, offering a great canvas for you to add your own personal touch. This property boasts many admirable features, making it a home you will be proud to call your own. We are confident you will love this property as much as we do!

Firstly, let's start with the light and airy lounge, which offers an excellent space for the whole family to enjoy, whether that be entertaining or unwinding after a long day. From here, you'll find a spacious and inviting dining room that hosts an abundance of space for a dining set, making it perfect for gatherings. The stylish kitchen is complete with matching cabinets and units and integrated appliances, including a microwave, oven, and dishwasher. Together with complementary tiled walls and down lights.

The first floor occupies three well sized bedrooms, which all offer plenty of versatility. Alongside the added advantage of fitted wardrobes in two of the rooms. Let's not forget the useful cupboard on the landing, which is great for additional storage, as well as the well-sized family bathroom.

Outside offers a beautiful, enclosed garden to the rear, which benefits from a fence surround providing privacy, together with a patio seating area, steps leading up to the lawn, and additional seating. You really don't want to miss out! Call today to arrange a viewing!





**Living Room 11'10" x 15'5"**  
 With carpet to flooring, central heating radiator, window to the front elevation and sliding door providing access to the dining room.

**Dining Room 10'3" x 15'5"**  
 With laminate flooring, central heating radiator, coving, down lights and double windows to the rear elevation.

**Kitchen 7'2" x 14'2"**  
 Fitted with neutral toned wall and base units, work surface, gas hob, extractor fan, inset sink with mixer tap above, integrated dishwasher,

plumbing for a washing machine, tiled walls, integrated oven and microwave. There are down lights, central heating radiator and window to the rear elevation. With door leading outside.

**Bedroom One 9'4" x 11'11"**  
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

**Bedroom Two 8'7" x 10'4"**  
 With carpet to flooring, central heating radiator, coving, fitted wardrobe and window to the front elevation.



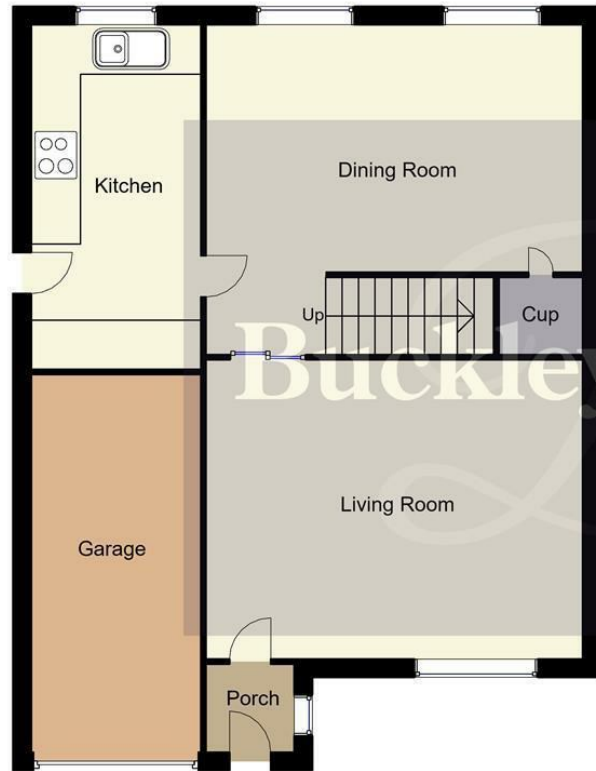
**Bedroom Three 5'7" x 8'11"**  
 With carpet to flooring, central heating radiator and window to the front elevation.

**Bathroom 6'4" x 7'3"**  
 Fitted with a bath, pedestal sink, low flush WC, tiling, overhead shower and an opaque window.

**Outside**  
 With a car charging point, driveway providing off-street parking and in-turn leading to a garage. There is an enclosed garden to the rear with a patio area, decking and steps leading up the lawn.



Ground Floor  
62sq.m / 668.10sq.ft  
Approx.



First Floor  
39sq.m / 415.92sq.ft  
Approx.



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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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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			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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