



LINNET DRIVE | RAINWORTH | MANSFIELD | NG21 0WN

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £240,000-£250,000

SETTING THE STANDARD!... We certainly have a treat in store for you with this gorgeous three-bedroom, detached house! This modern property oozes stylish decor and quality fixtures and fittings. The external is equally great too, boasting an exceptional plot with off-road parking and a garage, as well as a contemporary frontage giving instant kerb appeal. What's not to love?

Upon entry, you will be welcomed to the dining room which offers versatility to become an office for those who work from home. Moving further, you will find the lovely lounge offers neutral decor which creates an abundance of space for homely furnishings and personal touches. This room is perfect for family film nights! The kitchen is just next door and hosts an impressive amount of space with a range of matching units and integrated appliances, everything you need to cook meals. The ground floor is complete with a WC for added convenience. Not to mention two large storage rooms for all of your household items.

From the landing, you'll gain access to three excellent bedrooms, the largest of which has the added luxury of built-in wardrobes and a private ensuite. All of the bedrooms offer space to add your own personal touches. You'll find the modern family bathroom just off the landing, fitted with a white three-piece suite. As you can see, every room has been kept to a beautiful standard and would make the perfect move-in ready home.

Heading outside, you will be pleased to find a private garden with a low-maintenance artificial lawn and patio seating area where you can enjoy spending time in the sunny months. The property also benefits from a private driveway. You don't want to miss out on this home, so call now to arrange a viewing!





Hall

With access to;

Dining Room 8'7" x 10'1"

Lounge 10'4" x 14'1"

Kitchen 9'7" x 9'8"

Storage 7'11" x 9'8"

Storage 4'6" x 7'9"

WC

Including a hand wash basin and low flush WC.

Landing

With access to;

Bedroom One 10'4" x 13'3"

With window to front elevation.

Bedroom Two 9'10" x 11'7"

With window to rear elevation.

Bedroom Three 8'8" x 9'10"

With window to rear elevation.

Ensuite 4'5" x 6'7"

Complete with a shower cubicle, hand wash basin and low flush WC. With window to front elevation.

Bathroom 6'7" x 8'6"

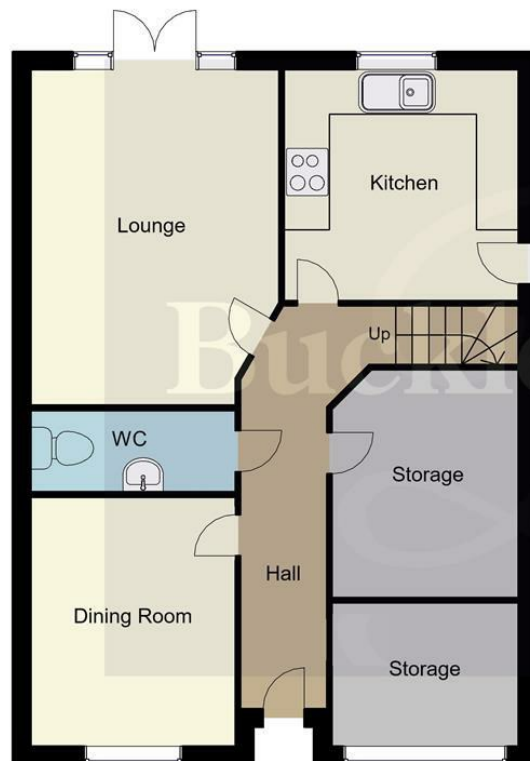
Complete with a bath tub, hand wash basin and low flush WC. With window to front elevation.

Outside

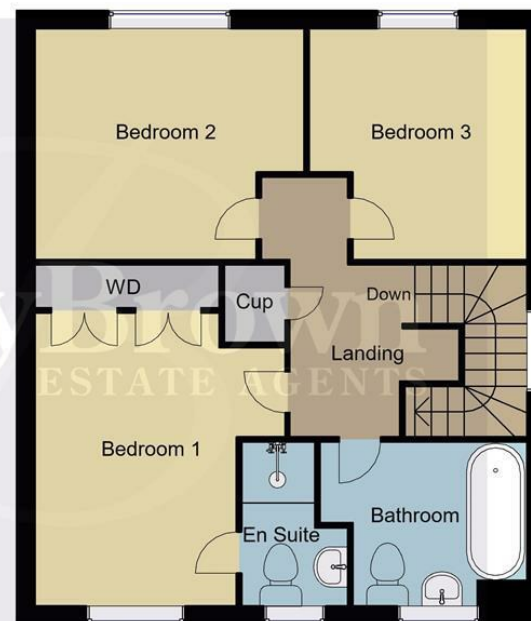
To the rear offers a private and enclosed garden with a well-maintained lawn and patio seating area. To the front hosts off street parking.



Ground Floor
55sq.m/587.02sq.ft
Approx.



First Floor
48sq.m/513.34sq.ft
Approx.



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	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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