



Offers In The Region Of £230,000 Freehold

1 DENBIGH CLOSE | RAINWORTH | MANSFIELD | NG21 0HY

**BuckleyBrown**  
ESTATE AGENTS



LITTLE GEM!... You will be amazed when you walk into this lovely two bedroomed extended and detached bungalow which has been presented wonderfully throughout. With neutral decor this property is bound to catch your eye. There are many things you'll love about this home from the convenient location and the generous sized corner plot that it occupies.

You step into the warm and welcoming hallway. The first room you will notice is the second bedroom which has dual aspect windows, and is currently being used as a dining room/study by the present owners. The hallway then leads to a newly fitted kitchen with modern units. It has a lovely stable door which leads out to the side driveway and benefits from underfloor heating. Across the hallway is a superbly refitted utility/bathroom. This has been fitted with a large shower and several useful cupboards. As you make your way further, you will enter a bright and very spacious lounge which benefits from full width french doors that allow for ample natural light to flood through and leads out onto the rear garden. There is a newly installed electric fire and contemporary surround which gives a focal point to the room.

Let's head further through where you will be pleased to find a generous sized main bedroom which has been extended and has a range of freestanding wardrobes. There is also a separate toilet and washbasin. Outside you will find a lovely wrap around garden to three sides and which is south facing so you can catch the sun all day. There is a porcelain patio seating area for those al fresco evenings. It is mainly laid to lawn with established borders and a greenhouse. Together with a separate garage benefitting from a new roof and a driveway which provides ample parking for several cars. Not to mention the solar panels which are owned outright.

This property has been extensively modernised throughout with new windows and doors and new flooring in every room.







#### Hallway

With laminate flooring, central heating radiator and access to;

#### Lounge 13'4" x 15'5"

With laminate flooring, newly installed electric fire with surround and full length french doors leading out onto the rear garden.

#### Kitchen 8'5" x 11'10"

Newly fitted with a range of attractive cabinets and units with an inset sink and drainer with mixer tap over. There is an integrated fridge/freezer, oven, hob and extractor. There is a window to the front elevation and a stable style door leading to the side driveway.

#### Utility 5'6" x 6'10"

With extra units and space for a washing machine.

#### WC 3'8" x 5'3"

Complete with a hand wash basin, low flush WC and a window to the side elevation.

#### Bedroom One 10'0" x 11'11"

With carpet to flooring, central heating radiator and window to the rear elevation. Providing an additional dressing room/wardrobe space and separate toilet and hand wash basin.

#### Bedroom Two 7'5" x 16'8"

With carpet to flooring, central heating radiator and dual aspect windows to the front and side elevation. This room



currently lends itself well as a dining room.

#### Bathroom 6'9" x 7'8"

Complete with shower, hand wash basin and low flush WC. There is towel rail and window to the rear elevation.

#### Outside

With an easy to maintain garden to the front with a driveway providing off-street parking and access to the garage. To the rear there is a wonderful wrap around south facing garden which is mainly laid to lawn with a porcelain patio seating area. Along with the added benefit of solar panels which are owned outright.









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) <b>A</b>                          |  |                         | <b>83</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>63</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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