



Price Guide £160,000

KIRKLINGTON ROAD | RAINWORTH | MANSFIELD | NG21 0JR

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £160,000-£170,000

GET ON THE PROPERTY LADDER!!... This three bedroom terraced home is positioned in the sought-after location of Rainworth. Boasting a spacious and well-presented interior, this property has room for the whole family, with multiple reception rooms, a spacious garden and neutral fixtures and fittings throughout. Not to mention this property is only a short distance away from local amenities and schools, making this a wonderful family home! You simply must view this one for yourself!

The ground floor boasts incredible accommodation. Starting with the versatile dining room with ample furniture space, making this a lovely space to enjoy sit down meals or even host dinner parties. Moving through to the kitchen which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. Just next door is a light and airy living room, perfect for enjoying movie nights in after a long day! Completing the ground floor is a handy WC and porch leading onto the back garden.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard, offering plenty of versatility. Furthermore, the family shower room can be found just off the landing and complete with a three piece suite.

The garden is mainly laid to lawn with a decked seating area and fence surround. Perfect for inviting the whole family around and enjoying the summer months together with a BBQ. Not to mention there is a private driveway and garage to the rear. The garage is larger than average and benefits from lighting and wifi. What's not to love?

The property also benefits from A solar system comprising 14 400-watt self-cleaning solar panels, a 6.5KW growth battery, and a 6W Growatt inverter was installed in June 2022.

Call now to arrange a viewing!





Entrance Hallway

With access to;

Dining Room 9'11" x 11'10"

Versatile room with a window to the front elevation.

Kitchen 7'6" x 11'10"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Access to a rear porch and handy downstairs WC.

Porch

With surrounding windows and patio doors opening to the rear garden.

WC

Fitted with a low flush WC and a window to the rear elevation.

Living Room 9'4" x 17'11"

Light and airy living room with a feature fireplace and dual aspect windows to the front and rear elevations.

Landing

With leading access into;

Bedroom One 10'6" x 17'11"

With carpeted flooring, central heating radiator, built in cupboard and dual aspect windows to the front and rear elevation.

Bedroom Two 10'3" x 12'0"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 7'7" x 8'11"

With carpeted flooring, central heating radiator and a window to the rear elevation.



Shower Room 4'9" x 8'8"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Windows to the rear elevation.

Garage 12'2" x 20'2"

Accessible from the rear elevation with windows and an external door to the side elevation. Fitted with lighting and wifi.

Outside

Low maintenance frontage with a lawn area and pathway leading to the front door. To the rear there is a well established garden which is mainly laid to lawn with a decked seating area. Not to mention the private driveway and garage.





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	71	
(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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