



Offers In The Region Of £230,000

WARSOP LANE | RAINWORTH | MANSFIELD | NG21 0AD

BuckleyBrown
ESTATE AGENTS

YOUR NEXT HOME!... Situated on a private lane, this wonderful two bedroom semi-detached property boasts neutral decor throughout, providing a fresh and spacious feel throughout. Located in the sought-after area of Rainworth. Offering comfort, convenience, and flexibility, this semi-detached house is undoubtedly a fantastic buying opportunity for all circumstances. Let me show you what's on offer...

The house has been lovingly maintained by its current owners. Starting with the light and airy living room which has space for all of your desired furnishings, with a bay front window allowing a wealth of natural daylight to flow through. This creates the perfect atmosphere for get togethers and entertaining with family and friends. This property also incorporates a practical, open plan kitchen/diner, providing everything you need for cooking delicious meals. Not to mention the handy breakfast bar and patio doors opening to the garden.

Moving up to the first floor you will find two generous sized bedrooms on the first floor plus an office space, each of which have been kept to a high standard, great to add your own stamp to. Furthermore, you'll find an additional family bathroom just off the landing which also includes a tiled three piece suite.

Externally, you are greeted with an enclosed garden, offering a safe and private outdoor space for relaxation, which is mainly laid to lawn with a patio seating area and hedge surround. This can serve as an ideal place for summer barbecues, outdoor dining, or simply enjoying the fresh air. Adding to the versatility and convenience of this property is the inclusion of an extensive gravel driveway securing off-street parking with a EV charger fitted.

Previously renovated, new roof, rendering and windows.

Call our team today to arrange a viewing & make this your forever home!





Entrance Hallway

With a window to the side elevation and further access to;

Living Room 11'10" x 11'11"

Spacious living area with a feature fireplace and a bay window to the front elevation. Double doors leading into the kitchen/diner.

Kitchen/Dining Room 11'4" x 20'0"

Open plan layout. The kitchen comes complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a breakfast bar feature. Dual aspect windows to the side and rear along with an external door to the side. The dining area offers ample space for your desired furnishings complemented by patio doors opening to the rear garden.

Landing 5'8" x 7'11"

With a window to the side elevation along with further access to;

Bedroom One 10'2" x 11'10"

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

Bedroom Two 9'1" x 11'4"

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

Office / previous bathroom - prior to renovations 5'8" x 6'10"

Perfect addition for an office space, walk-in wardrobe space, carpeted flooring, central heating radiator, built in cupboard and a window to the side elevation.



Bathroom/ previous bedroom three - prior to renova 6'5" x 7'11"

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

This was previously bedroom three

Outside

Extensive gravel driveway to the front elevation allowing for ample off road parking with EV charging point. To the rear you will find a private and enclosed garden which is mainly laid to lawn with a patio seating area and hedge surround.



Ground Floor
43sq.m/464.99sq.ft
Approx.



First Floor
37sq.m/397.90sq.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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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