



£165,000 Freehold

10 CAMBRIDGE ROAD | RAINWORTH | MANSFIELD | NG21 0AX

BuckleyBrown
ESTATE AGENTS

ONE TO CALL HOME!...

Nestled in the convenient village of Rainworth, this delightful semi-detached house on Cambridge Road offers a perfect blend of comfort and convenience. Situated in the heart of Rainworth village, this property benefits from local amenities nearby, making daily errands and leisure activities easily accessible, making it perfect for families or those seeking extra space.

You will first of all be greeted by a welcoming entrance hall which leads nicely into the inviting lounge, there is an opening into the dining room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen is fitted with a range of wall and base units, and offers direct access into the conservatory which overlooks the rear garden.

The first floor features three well-proportioned bedrooms and a well-appointed bathroom, ensuring that all your daily needs are met with ease.

Outside, you will find both front and rear gardens, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is a driveway allowing for off-street parking, adding to the practicality of this home.

This home is a wonderful opportunity for those looking to settle in a friendly village environment while still being close to the conveniences of modern living. Don't miss the chance to make this charming property your new home.

Call today to view!





Entrance Hall

Laid with carpet flooring. With a central heating radiator, an under-stairs storage cupboard, and stairs rising to the first floor. Doors provide access into;

Living Room

Laid with carpet flooring. There is a feature fireplace which creates a warm and cosy feel. With a window to the front elevation and a central heating radiator. There is an opening into the dining room.

Dining Room

Laid with carpet flooring. With a window to the rear elevation and a central heating radiator.

Kitchen

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. There is space for and plumbing for a washing machine and further space for a free-standing cooker. Laid with tiled flooring. With a window to the side elevation, a useful storage cupboard, and a door that leads outside.

Conservatory

Laid with tiled flooring. With a patio door that leads out onto the rear garden.

Landing

With a window to the side elevation. Laid with carpet flooring. Doors provide access into;



Bedroom One

Laid with carpet flooring. With a window to the front elevation and a central heating radiator. There is also a fitted wardrobe.

Bedroom Two

Laid with carpet flooring. With a window to the front elevation and a central heating radiator. There is also a fitted storage cupboard.

Bedroom Three

Laid with carpet flooring. With a window to the front elevation and a central heating radiator.

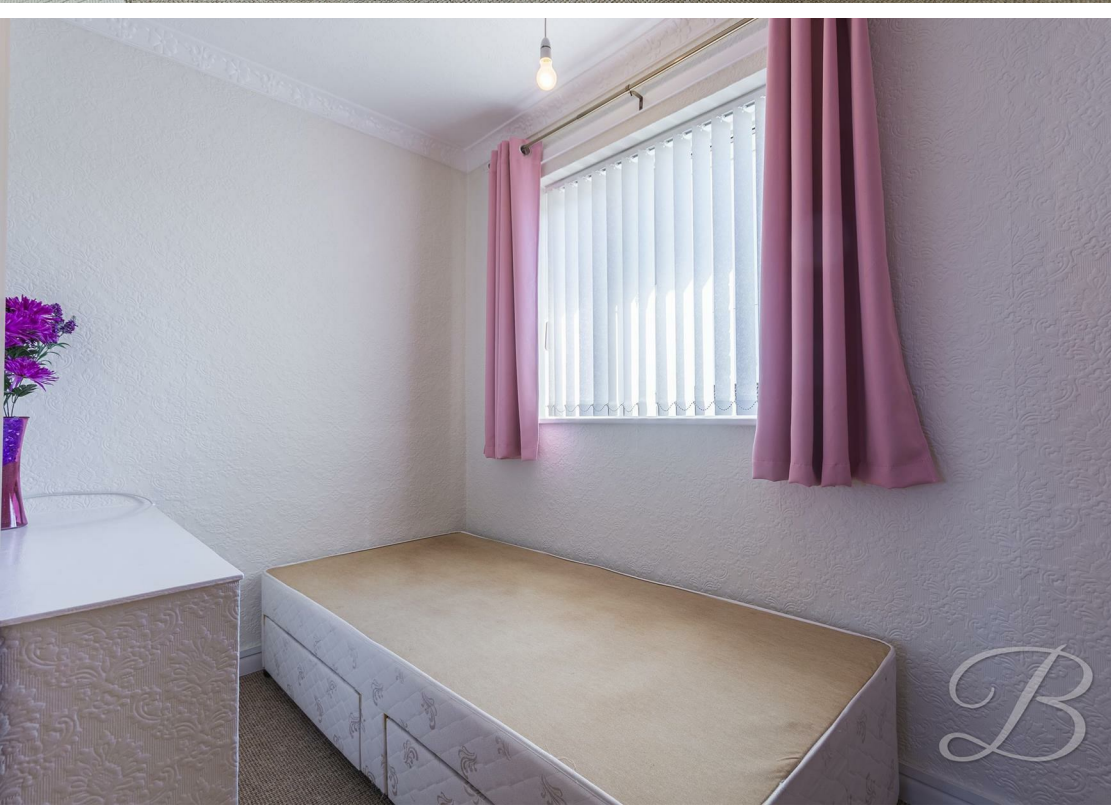
Bathroom

The bathroom is fitted with a low level WC,

pedestal hand wash basin and a panelled bath with shower over, with complimentary tiled splash back. With an opaque window to the rear elevation, a central heating radiator, and a cupboard housing the boiler.

Outside

There are gardens to the front and rear. The front garden is mainly laid to lawn with a planted border. There is also a driveway allowing for off-street parking. The rear garden is enclosed, featuring a patio area, shrubbery and trees, with the rest being mainly laid to lawn.





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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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