



£280,000 Freehold

11 THE HAY FIELDS | RAINWORTH | MANSFIELD | NG21 0PB

**BuckleyBrown**  
ESTATE AGENTS



## A Hidden Gem in Rainworth!

Nestled in a sought-after residential area, this beautifully presented three-bedroom home is ready to welcome its next proud owners. Boasting a driveway, detached garage, and stylish neutral décor throughout, it offers the ideal blank canvas for you to add your personal touch. Meticulously maintained and brimming with standout features, this property exudes warmth and comfort from the moment you step inside.

Step into the bright and airy lounge—a welcoming space perfect for relaxing with family or hosting guests. With built-in storage and elegant Kardene flooring, it combines both style and practicality. The heart of the home lies in the spacious, contemporary kitchen, showcasing sleek cabinetry, integrated appliances, and generous room for dining. French doors lead out to the rear garden, creating a seamless transition to outdoor living—perfect for summer evenings and al fresco meals. A convenient ground-floor WC completes the main level.

Upstairs, you'll find three generously sized bedrooms offering flexible space to suit your needs. The master bedroom benefits from a modern en-suite with a stylish three-piece suite, while additional landing storage and a well-appointed family bathroom provide everyday convenience.

Outside, the enclosed rear garden is a private haven with a beautifully maintained lawn and an Indian stone patio—ideal for relaxing, entertaining, or simply enjoying the outdoors in peace.

Homes of this calibre don't stay on the market for long. Call today to arrange your viewing—we're confident you'll fall in love at first sight!





#### Entrance Hall

Having Kardene flooring and housing the stairs to first floor accommodation. Giving access to;

#### Living Room 10'5" x 15'1"

Kardene flooring, built in units for convenient storage, feature pendant lights, spotlights in the ceiling and central heating radiator and window to front elevation..

#### Kitchen 14'6" x 15'5"

Complete with a range of wall and base units with Quartz worktop over, inset sink, integrated washing machine, integrated microwave, integrated double oven, induction hob with extractor hood over, built in fridge freezer, dimmable spotlights, tiled floor, central heating radiator window and patio doors to rear elevation.

#### Downstairs WC 2'11" x 5'5"

Complete with a low flush w/c, hand wash basin and tiled flooring.

#### First Floor Landing

The first floor accommodation benefits from hot and cold air conditioning. Giving access to;

#### Bedroom One 11'0" x 15'6"

Having carpet flooring, spot lighting, central heating radiator and window to rear elevation.

#### En Suite 6'0" x 6'5"

Complete with a three piece suite comprising of walk in shower, low flush w/c, hand wash basin, laminate flooring, spotlights and window to rear elevation.



#### Bedroom Two 7'10" x 12'2"

Having carpet flooring, central heating radiator and window to front elevation.

#### Bedroom Three 7'3" x 7'9"

Having carpet flooring, central heating radiator and window to front elevation.

#### Bathroom 6'1" x 7'10"

Complete with a three piece suite comprising of bath with shower over, low flush w/c, hand wash basin, spotlighting, laminate flooring and window to side elevation.

#### Outside

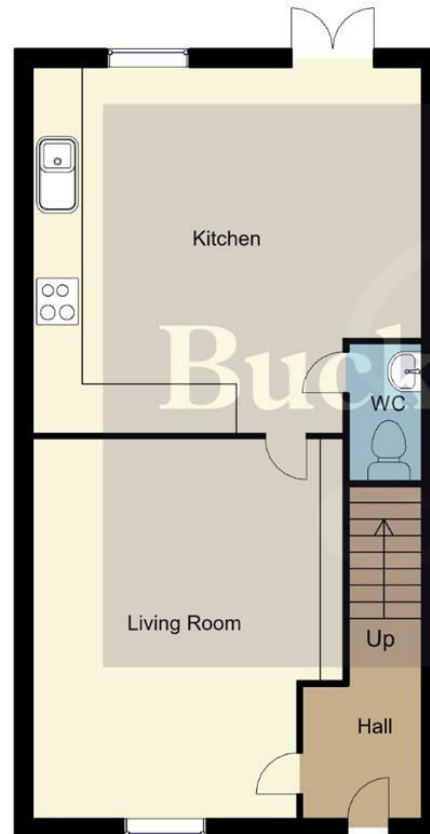
to the front of the property there is a driveway providing off street parking and access to the garage. To the rear there is a landscaped garden mostly laid to lawn and

boasting a indian sandstone patio seating area.





Ground Floor  
49 Sq.m/ 530.42 Sq.ft  
Approx



First Floor  
49 Sq.m/ 529.23 Sq.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.  
CC Ltd ©2018

**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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</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		



11 THE HAY FIELDS  
RAINWORTH  
MANSFIELD  
NG21 0PB



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS