



Offers In The Region Of £350,000 Freehold

5 SOUTHWELL ROAD EAST | RAINWORTH | MANSFIELD | NG21 0DL

BuckleyBrown
ESTATE AGENTS

CLASSY, MODERN AND STYLISH!... These are just three of the words that come to mind when viewing this three-bedroom property, perfectly positioned in Rainworth. With a wealth of character and stylish modern touches throughout, this home offers the ideal blend of comfort, charm, and practicality—within easy reach of local shops, schools, and transport links.

As you step inside, you're greeted by a welcoming entrance hallway that sets the tone for the rest of the home. Just off the hallway is a convenient downstairs WC. The beautifully appointed kitchen is the heart of the home, featuring sleek cabinetry, ample worktop space, and integrated appliances—perfect for family meals. This room also benefits from a handy utility room, providing additional storage. The lounge offers a warm and inviting setting with a stylish feature fireplace as its centrepiece, creating the perfect ambiance for cosy evenings in. A separate dining room offers a formal space for hosting, and double doors lead through to the conservatory—a bright and airy extension that enjoys views over the garden and opens out directly to the patio, allowing for a seamless transition to outdoor living during the warmer months.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom is a true retreat, complete with fitted wardrobes and an en-suite shower room. The second bedroom is generous in size, while the third bedroom is currently utilised as a home office. The main bathroom features a stylish three-piece suite, designed with both comfort and elegance in mind.

Externally, the front of the property boasts a gravelled driveway providing ample off-road parking, leading to a double garage with a brick surround. The rear garden is a private haven, thoughtfully landscaped with a patio seating area perfect for al fresco dining, a neatly maintained lawn and bordered by mature trees and shrubbery that create a peaceful and secluded atmosphere.

Call to view!!!





Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen 10'10" x 13'11"

Complete with a range of matching wall and base units with ample worktop surfaces. It features an inset sink and drainer, oven, space for appliances and a breakfast bar. With windows to the rear and side elevation and access into the utility room.

Utility

With plumbing and space for a washer and further worktop surfaces. With a window to the front elevation and a door providing direct access onto the garden.

Dining Room 11'10" x 12'11"

With laminate flooring, feature fireplace and double doors opening into the conservatory.

Conservatory 7'11" x 13'4"

Complete with surrounding windows and double doors opening onto the garden.

Lounge 11'10" x 11'10"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

WC 2'9" x 5'7"

With a low flush WC and hand wash basin. With a window to the front elevation.

Landing

Surrounding doors provide access into;

Bedroom One 12'0" x 12'11"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from built in wardrobes and its own en-suite facility.

En-suite 2'7" x 6'11"

Complete with a walk in shower and hand wash basin.



Bedroom Two 9'1" x 12'0"

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

Bedroom Three/ Office 8'0" x 10'9"

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

Bathroom 5'4" x 6'4"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.

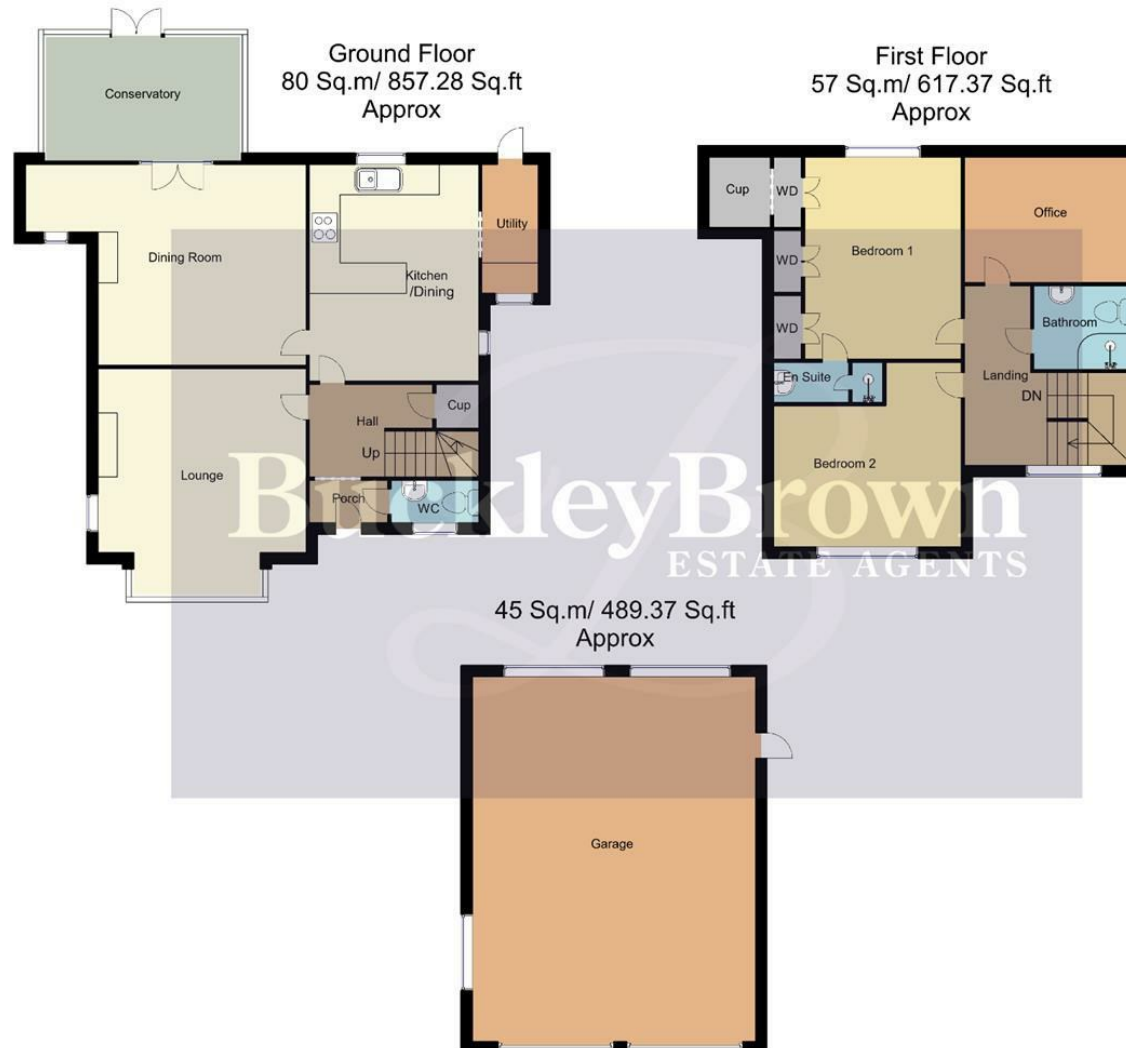
Outside

The front of the property features a gravelled driveway leading to a double garage with a brick surround, offering ample parking and a neat appearance. To the rear, the garden boasts a patio seating area ideal for outdoor entertaining, a well-maintained lawn, and is bordered by mature trees and shrubbery, providing a private and tranquil setting.

Garage 18'2" x 23'5"

Accessible from both the front and side elevation. This versatile space offers ample room for vehicle storage, additional household storage, or potential workshop use.





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		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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RAINWORTH
MANSFIELD
NG21 0DL



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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