



Offers Around £220,000 Freehold

5 KINGS MEADOW | RAINWORTH | MANSFIELD | NG21 0FG

**BuckleyBrown**  
ESTATE AGENTS



## ONE NOT TO BE MISSED!...

Welcome to this charming three-bedroom home in Rainworth. Nestled in the popular residential area, this beautifully presented property offers the perfect blend of comfort, space, and practicality — ideal for families, first-time buyers, or anyone looking to settle in a well-connected location. With excellent local amenities, schools, and transport links nearby, this home is perfectly positioned for convenience and lifestyle.

Step inside and you're greeted by a welcoming entrance hallway, complete with a useful downstairs WC. From here, you enter the spacious living room, featuring a stunning fireplace that adds warmth and character. This room enjoys an open-plan layout that flows effortlessly into the dining room — a bright and versatile space with sliding doors opening out to the rear garden, making it ideal for both everyday living and entertaining. The well-appointed kitchen is stylish and fully equipped, offering generous storage and worktop space, perfect for practising those culinary skills.

Upstairs, you'll find three well-proportioned bedrooms — ideal for a growing family or those working from home — along with a modern family bathroom fitted with a sleek three-piece suite.

Outside, the front of the property features a low-maintenance driveway with ample off-street parking. The rear garden is a private retreat, offering a patio seating area, a neat lawn, a summerhouse, and secure fencing — perfect for both children and entertaining.

Call today to arrange a viewing!!!





#### Entrance Hall

With access to;

#### WC 4'0" x 4'0"

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

#### Living Room 12'10" x 13'6"

With laminate flooring, feature fireplace and a window to the front elevation. This room offers an open plan design through to the dining room.

#### Dining Room 8'1" x 9'3"

With laminate flooring, sliding doors to the rear elevation and access into the kitchen.

#### Kitchen 8'5" x 9'3"

Complete with a range of matching

cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation and a door to the side elevation.

#### Landing

With access into;

#### Bedroom One 9'11" x 12'5"

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

#### Bedroom Two 9'11" x 10'0"

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



#### Bedroom Three 6'9" x 8'10"

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

#### Bathroom 6'5" x 6'8"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the rear elevation.

#### Outside

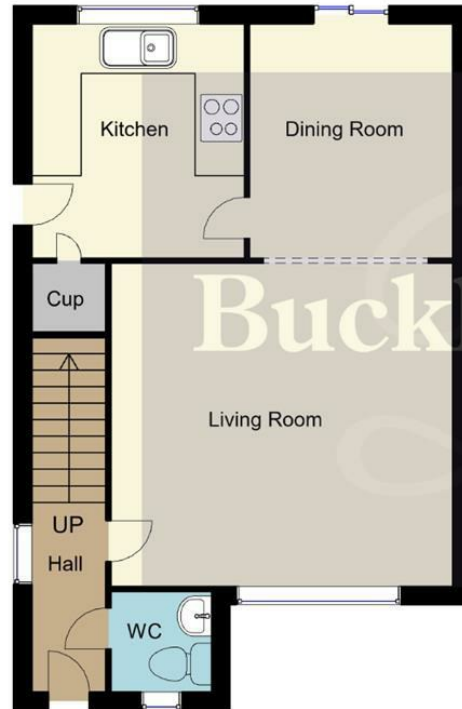
The front of the property offers a low maintenance driveway, providing ample off-street parking. The rear garden offers a patio seating area, laid lawn, summerhouse and surrounding fences.







Ground Floor  
44 Sq.m/ 469.81 Sq.ft  
Approx



First Floor  
43 Sq.m/ 458.34 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.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

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