



£250,000 Freehold

11 WARSOP LANE | RAINWORTH | MANSFIELD | NG21 0AD

**BuckleyBrown**  
ESTATE AGENTS



## PERFECT FAMILY HOME!...

We are delighted to present this beautifully maintained three-bedroom semi-detached property, located in the heart of Rainworth Village. Offering a generous layout, modern finishes, and excellent outdoor space, this home is perfectly suited to families, professionals, or those looking to settle in a popular village with a wealth of nearby amenities.

Upon entry, a welcoming hallway leads into the bright and spacious open-plan kitchen and dining area—the true heart of the home. The kitchen has been thoughtfully designed for cooking and entertaining, complete with a central island that provides both additional workspace and a casual dining spot. The adjoining dining area is ideal for family meals and gatherings, enhanced by stylish double doors that open directly onto the rear garden for seamless indoor-outdoor living. A separate utility room adds practicality, keeping household tasks neatly tucked away. From the dining space, there is access into the inviting living room, which enjoys a charming feature fireplace and a bay window that fills the room with natural light, creating a warm and welcoming atmosphere- Perfect for those cosy evenings!

Upstairs, the property continues to impress with three well-proportioned bedrooms. One bedroom benefits from its own bay window and fitted wardrobes, offering both charm and convenience. A family bathroom completes the first floor, tastefully designed for everyday comfort.

Externally, this home makes a strong first impression. The front garden is attractively presented with a laid lawn, mature shrubs, and secure fencing, alongside a driveway that provides ample off-street parking. The rear garden is equally appealing, featuring a handy garage, a patio seating area perfect for entertaining, a laid lawn, surrounding shrubs and fencing, and a decorative pond that adds character and a touch of tranquillity. This outdoor space offers the perfect setting for outdoor activities.

Call to view!!!





#### Entrance Hall 5'5" x 11'8"

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

#### Kitchen/ Dining room 16'0" x 21'9"

The kitchen is complete with a range of matching wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, central island and space for appliances. This room offers an open plan design with ample space for your dining furniture and access into the utility room and living room. With windows and double doors to the rear elevation.

#### Utility 4'8" x 4'10"

With space for appliances.

#### Living Room 11'3" x 11'8"

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

#### Landing

With access into;

#### Bedroom One 10'4" x 12'3"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Two 10'0" x 11'6"

With carpeted flooring, fitted wardrobes and a bay window to the front elevation.

#### Bedroom Three 6'5" x 8'0"

With carpeted flooring and a window to the front elevation.



#### Bathroom 6'2" x 7'3"

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

#### Outside

The front of the property offers excellent kerb appeal with a laid lawn, surrounding shrubs and fencing and a driveway providing ample off-street parking. The rear garden hosts a handy garage, patio seating area, laid lawn, surrounding shrubs and fencing and a decorative pond.

#### Garage 9'11" x 29'8"

Accessible from the front and side elevations.





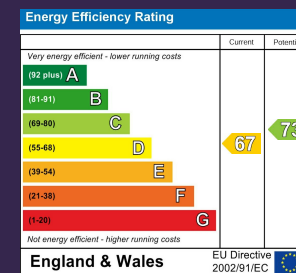




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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