



£435,000

LAKE FARM ROAD | RAINWORTH | MANSFIELD | NG21 0ED

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!...Welcome to this contemporary four bedroom detached home, perfectly positioned at the end of a private road, this property offers a beautiful woodland setting in front, creating a serene and rural ambiance. Embrace the peace and privacy of this enviable plot while enjoying the convenience of being within reach of local amenities. Not to mention a large driveway provides ample off-street parking for added convenience.

Step into the inviting porch leading to a central hallway, providing a warm and welcoming entrance to this stunning home. The spacious living room, located towards the front of the house, features elegant decorative panelling and a striking feature fireplace, creating a cosy atmosphere perfect for relaxation and entertaining. The heart of the home is the well-appointed kitchen, equipped with shaker style wall and base units, integrated appliances, and skylights that flood the space with natural light. Adjacent to the kitchen, the dining area offers an ideal space for family meals and dinner parties. Conveniently located next to the kitchen, the utility room offers additional storage and plumbing for appliances, complete with a cupboard for extra space.

Situated towards the rear of the house, this bedroom features a luxurious en suite bathroom with a bath, sink, and WC as well as a walk-in wardrobe. Additionally, there are two versatile bedrooms that can be utilised for a variety of purposes. Together with a family bathroom fitted with a three-piece suite.

Upstairs, the beautiful master bedroom offers a delightful space to unwind, complete with a spacious dressing room and a modern en-suite adding a touch of luxury.

Outside offers a delightful landscaped garden to the rear with a maintained lawn and patio area.





**Living Room 11'11" x 15'11"**  
 With carpet to flooring, central heating radiator, decorative panelling, down lights, feature fireplace and sliding doors leading outside.

**Kitchen 8'3" x 9'1"**  
 Fitted with shaker style and wall base units, work surface, ceramic hob, splash back, extractor fan, double integrated oven, integrated dishwasher, space for an American fridge freezer, walk-in larder cupboard and window.

**Dining Room 8'2" x 9'1"**  
 With vertical central heating radiator, velux windows and French doors leading outside.

**Utility 4'10" x 6'2"**  
 With central heating radiator, plumbing for appliances and window to the rear elevation.

**Bedroom Two 11'0" x 13'5"**  
 With carpet to flooring, central heating radiator, coving and French doors leading outside. Along with a walk-in wardrobe and en-suite.

**En-Suite 6'1" x 6'3"**  
 Fitted with a low flush WC, pedestal sink, panelled bath, tiling and an opaque window.

**Bedroom Three 10'1" x 11'2"**  
 With carpet to flooring, central heating radiator, coving and window.



**Bedroom Four 8'11" x 11'11"**  
 With carpet to flooring, central heating radiator, down lights, fitted wardrobe and window.

**Bathroom 5'4" x 7'6"**  
 Complete with a panelled bath, low flush WC, pedestal sink, tiling and an opaque window.

**Bedroom One 10'4" x 21'7"**  
 With carpet to flooring, velux windows, central heating radiator, dressing room and en-suite.

**Dressing Room 10'4" x 11'6"**  
 With down lights and velux window.

**En-Suite 8'4" x 9'2"**  
 Fitted with walk-in shower, low flush

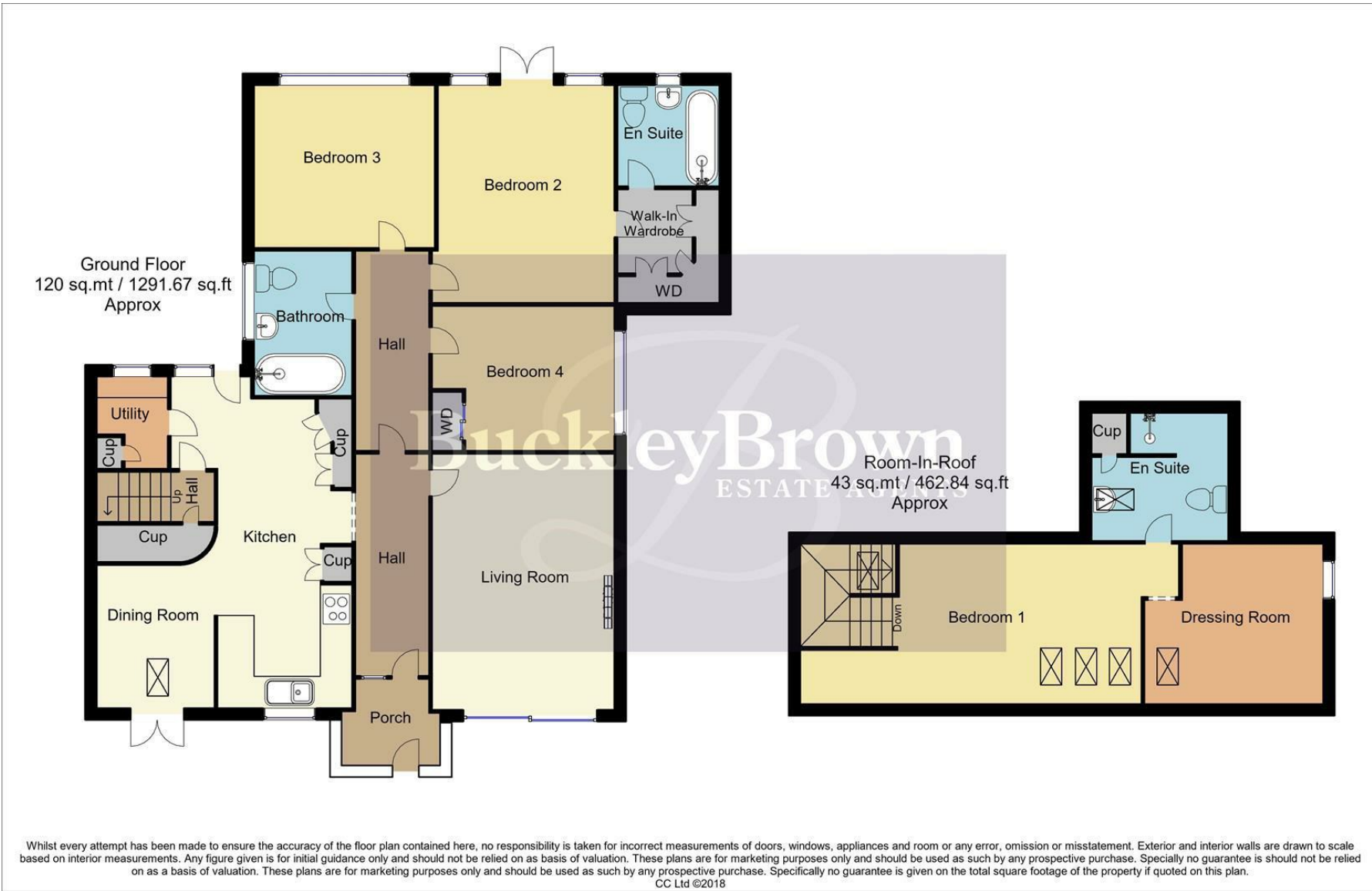
**WC, wash hand basin with vanity storage, heated towel rail and a velux window.**

**Outside**  
 With a driveway providing off-street parking and mature shrubbery. There is a private, landscaped garden to the rear with a maintained lawn and patio area.









**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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