



£425,000

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, this is the perfect space to enjoy a summer evening with the doors open or a cosy winter evening in front of the fire.

**Kitchen 8'3" x 9'1"**

Beautiful and modern this kitchen is done to the highest standard and offers everything that you will need. Having fitted shaker style wall and base units with work surface over, ceramic hob with splashback and extractor fan above. There is also a double integrated oven, integrated dishwasher, space for an American fridge freezer, space for small wine fridge and a well planned walk-in larder cupboard. The space also has two velux windows a further window to the front elevation and two sets of french doors leading off the dining area and to the garden.

**Dining Area 8'2" x 9'1"**

Conveniently located from the kitchen this is the

perfect dining and entertaining space for any new home owner. The area has a vertical central heating radiator, velux windows and French doors leading outside.

**Utility 4'10" x 6'2"**

Located in the kitchen area, nice and tucked away this space offers plumbing for appliances, window to the rear elevation and a central heating radiator.

**Bedroom Two 11'0" x 13'5"**

The perfect master bedroom suite located downstairs. This room is a brilliant space as it offers access to a walk in wardrobe area with conveniently located ensuite. With an abundance of natural light through the french doors leading the rear garden, this double bedroom also offers a cosy feeling with carpet to flooring, central heating radiator and coving.

**En-Suite 6'1" x 6'3"**

Located off the walk in wardrobe to bedroom two this ensuite is fitted with a low flush WC, pedestal sink, panelled bath, tiling and an opaque window.



**Bedroom Three 10'1" x 11'2"**

A further good sized bedroom located downstairs, with carpet to flooring, central heating radiator, coving and large window to the rear elevation.

**Bedroom Four 8'11" x 11'11"**

Another great sized bedroom also located downstairs, with carpet to flooring, central heating radiator, down lights, fitted wardrobe and a window to the side elevation.

**Bathroom 5'4" x 7'6"**

Conveniently located off the hallway the bathroom is complete with a panelled bath, low flush WC, pedestal sink, tiling and an opaque window.

**Bedroom One 10'4" x 21'7"**

Now this room is a show stopper! A private room having everything that you needed, this converted attic space offers a great bedroom space, a brilliant sized, discrete dressing room and a fantastic sized en-suite, also having carpet to flooring, velux windows and central heating radiator.

**Dressing Room 10'4" x 11'6"**

The space on offer in this dressing room is one to impress, with great natural light through the velux window this room also has down lights.

**En-Suite 8'4" x 9'2"**

Modern and well designed this en-suite is fitted with walk-in shower, low flush WC, wash hand basin with vanity storage, heated towel rail, underfloor heating and a velux window.

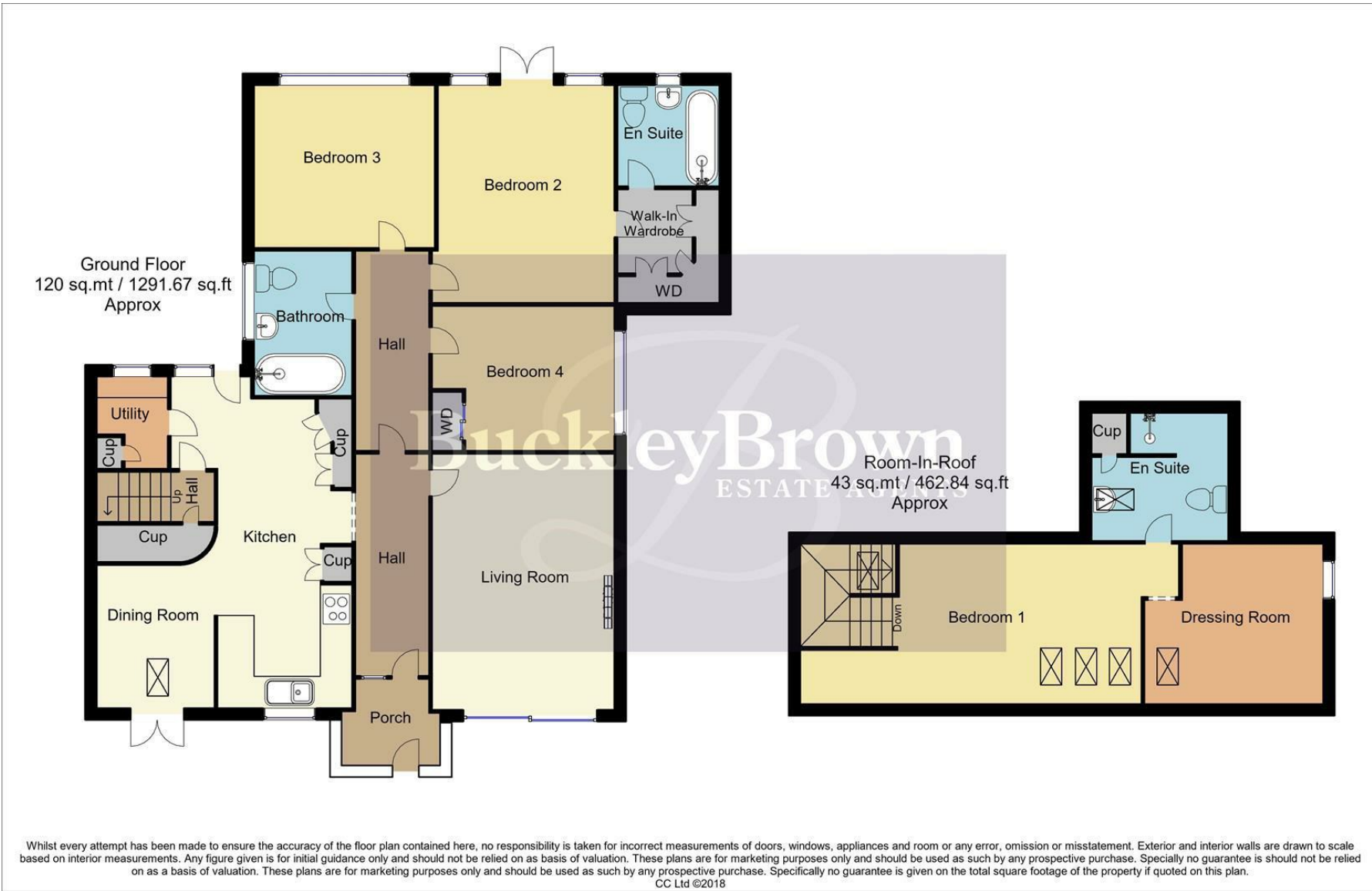
**Outside**

Nestled by the trees this property stands proud, located with only one other property near by this beautiful home offers a great amount of privacy. To the front of the property there is driveway parking, mature shrubbery and private decking area to enjoy those summer evenings. There is also gated access to the side of the property leading to the rear garden and once out here you will find a low maintenance garden area with block paving, so you have your pick of space to place a further seating, there is also two areas having astroturf, allowing for a beautiful easily maintained garden.









**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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