



Offers Over £260,000 Freehold
THE HOLLIES | RAINWORTH | MANSFIELD | NG21 0FZ

BuckleyBrown
ESTATE AGENTS

YOU'RE GOING TO LOVE THIS!...Standing beautifully in the convenient area of Rainworth, this delightful four-bedroom detached home offers ample living space with its versatile layout. The property features a driveway providing off-street parking, along with the added benefit of an integral garage.

Upon entering the home, you are greeted by a welcoming hallway that leads into a bright and spacious living room. The living room immediately boasts that warm and welcoming feel, boasting a feature fireplace, making it the ideal focal point for relaxing evenings. The ground floor also offers a separate dining room, perfect for family meals or entertaining guests. Together with sliding doors leading nicely to the rear garden.

Moving on further, you'll be greeted by a bright and airy kitchen, featuring tiled walls and ample space for your essential appliances. It includes plumbing for both a washing machine and a dishwasher, offering convenience and functionality for daily living.

Upstairs, the first floor accommodates four versatile bedrooms, each filled with natural light. The master bedroom benefits from an en-suite bathroom, providing a touch of luxury. The additional three bedrooms share a well-appointed family bathroom off from the landing.

To the rear of the property, you'll find a generous garden with a well-maintained lawn, a patio area perfect for outdoor dining, and a fence surrounding for added privacy. This outdoor space offers plenty of room for relaxation, or hosting.





Living Room 10'3" x 13'10"
 With carpet to flooring, central heating radiator, feature fireplace, coving and window to the front elevation.

Dining Room 10'2" x 10'5"
 With carpet to flooring, central heating radiator, coving and sliding doors leading outside.

Kitchen 8'8" x 13'8"
 Fitted with neutral toned wall and base units, work surface, inset sink with mixer tap above, space for a cooker, tiled walls, plumbing for a washing machine and tumble dryer. With a window to the rear elevation and door leading outside.

Bedroom One 7'11" x 16'9"
 With carpet to flooring, coving, central heating radiator, window to the front elevation and en-suite.

En-Suite 3'8" x 7'11"
 Fitted with an enclosed shower, low flush WC, pedestal sink and an opaque window.

Bedroom Two 8'3" x 12'11"
 With carpet to flooring, central heating radiator, coving and window to the front elevation.

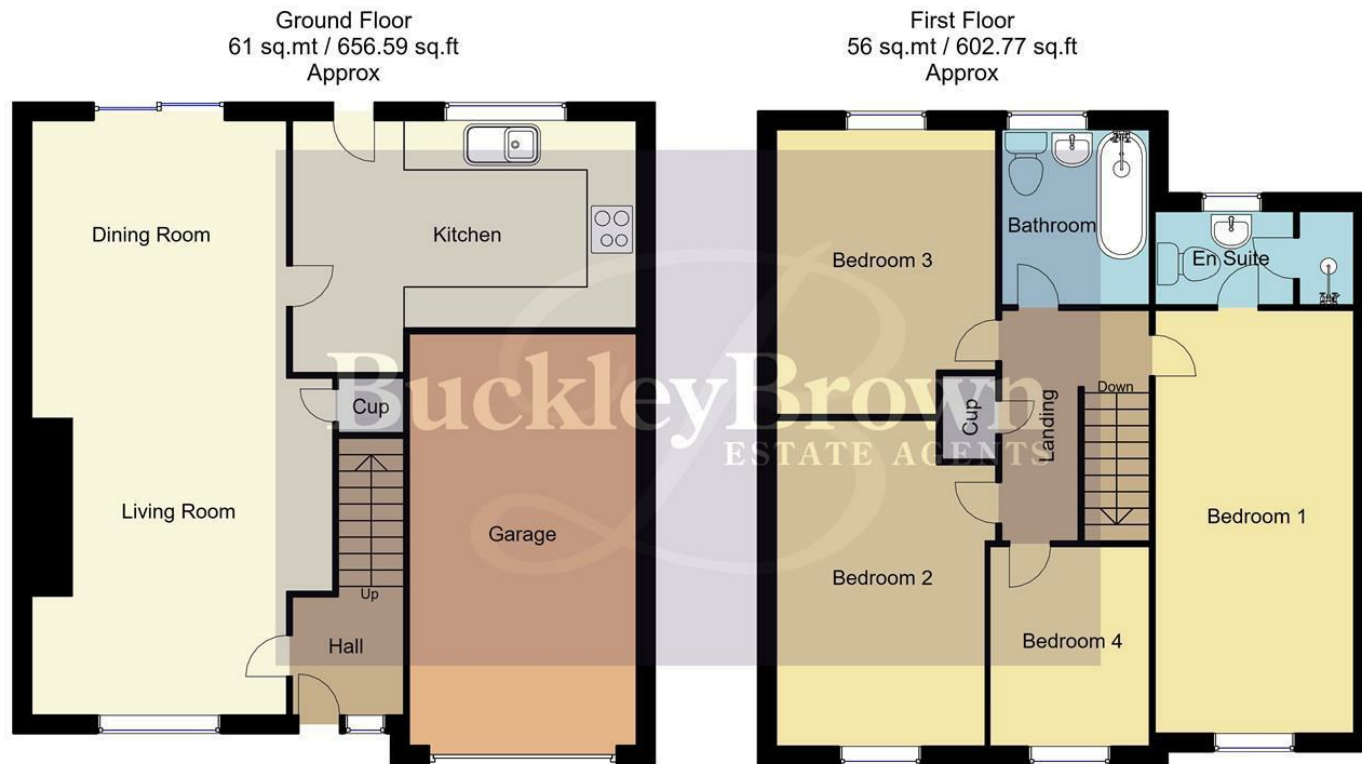
Bedroom Three 8'9" x 11'2"
 With carpet to flooring, central heating radiator, coving and window to the rear elevation.

Bedroom Four 6'6" x 7'11"
 With carpet to flooring, central heating radiator, coving and window to the front elevation.

Bathroom 6'1" x 6'3"
 Complete with a panelled bath, low flush WC, pedestal sink and an opaque window.

Outside
 With a driveway providing off-street parking and an integral garage. There is a spacious garden to the rear with a maintained lawn, patio area and fence surround.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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