



**10b The Close**  
**Rainworth, Nottinghamshire NG21 0DF**  
**£239,950**

- A RECENTLY CONSTRUCTED (NEVER OCCUPIED) THREE BEDROOM SEMI-DETACHED PROPERTY
- ENTRANCE HALL WITH SPINDLE STAIRCASE AND GROUND FLOOR CLOAKS (WC AND WASH BASIN)
- FITTED BREAKFAST KITCHEN WITH A FULL RANGE OF INTEGRATED APPLIANCES
- SECOND FLOOR WITH MASTER BEDROOM AND EN-SUITE COMPRISING SHOWER, WASH BASIN AND WC
- EXCELLENT LOCAL SCHOOLING IN THE FORM OF JOSEPH WHITAKER AND HEATHFIELD PRIMARY
- GAS COMBINATION BOILER, UPVC DG & AMERICAN STYLE VACUUM SYSTEM FITTED. CHOICE OF COLOUR CARPETS/VINYL.
- LIVING ROOM TO THE REAR WITH FRENCH DOORS LEADING TO THE ENCLOSED GARDEN
- TO THE FIRST FLOOR ARE TWO BEDROOMS AND BATHROOM WITH WHITE SUITE AND MAINS SHOWER.
- ALLOCATED PARKING FOR 2 VEHICLES & ELECTRIC CAR CHARGING POINT. ENCLOSED REAR GARDEN WITH ARTIFICIAL LAWN.
- GOOD ROAD LINKS WITH THE A60, A614 AND A617, AS WELL AS PUBLIC TRANSPORT

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

From Mansfield head onto the A617 Southwell Road West, which then becomes Southwell Road East. As you enter into the village, look out for the new build properties on the left hand side, Turn immediately left onto The Close and the properties are on the left.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front door, radiator and spindle stairs to the first floor.

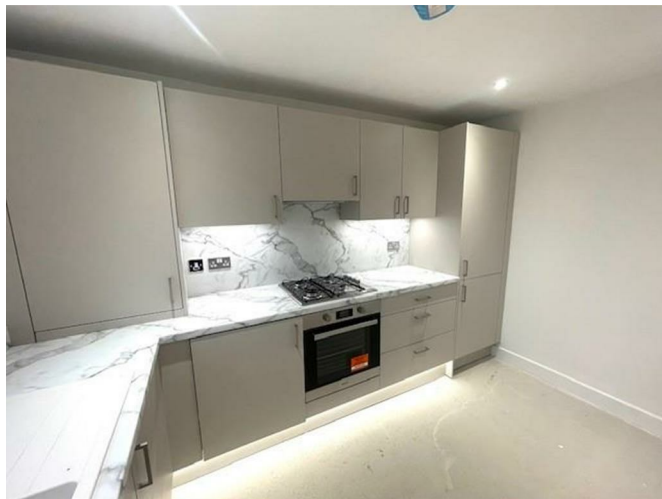
### CLOAKROOM

Having WC and wash hand basin. Radiator. UPVC aspect . Consumer unit.

### BREAKFAST KITCHEN

**11'4 x 8' (3.45m x 2.44m)**

With several base and eye level units, work surfaces and single sink unit and drainer. Built in electric oven, gas hob and cooker hood. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing the combination boiler. UPVC front aspect. Radiator.



### LOUNGE

**14'6 x 14'1 (4.42m x 4.29m)**

UPVC French doors leading to the rear garden. Radiator.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

**14'6 x 9'3 (4.42m x 2.82m)**

A well sized double bedroom. Built in storage, radiator and double UPVC aspect to the rear.



### BEDROOM THREE

**10'4 x 7'10 plus recess (3.15m x 2.39m plus recess)**

Radiator. UPVC front elevation. A recess, large enough for dressing table or work station.



### BATHROOM

Including P-shaped shower bath with mains shower above, wash hand basin and WC. Mermaid waterproof boarding around the bath. Chrome heated towel radiator. Extractor fan.



## SECOND FLOOR

### BEDROOM ONE

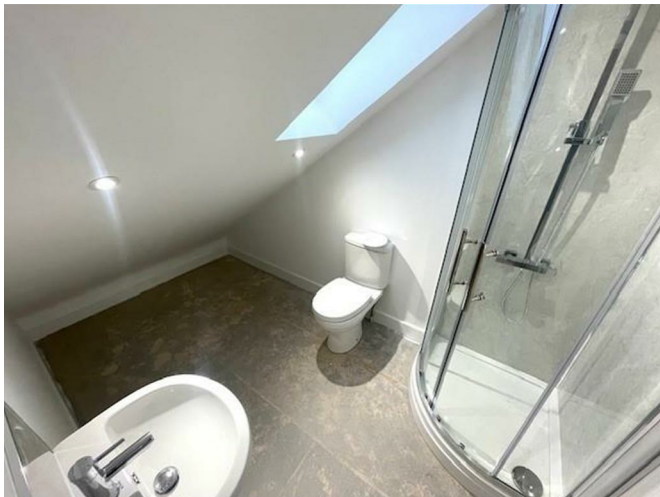
14'8 plus restricted height area x 10'8 (4.47m plus restricted height area x 3.25m)

UPVC front elevation, double glazed skylight to the rear and radiator.



### EN SUITE

Comprising quadrant shower cubicle, wash hand basin and WC. Double glazed skylight. Radiator.



## OUTSIDE

The property has an open plan frontage. There is an enclosed garden to the rear, with artificial lawn. A gate then provides access to the parking spaces at the rear.



Council tax band to be confirmed (Mansfield District Council).

### FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5602

