



lighthouse

estate agents



11 Rugby Road, Mansfield, NG21 0AT

Offers Around £193,000

Nestled on Rugby Road in the charming village of Rainworth, Mansfield, this delightful three-bedroom house offers a perfect blend of modern living and convenience. With a spacious reception room, the property provides an inviting atmosphere for both relaxation and entertaining. The fully integrated new fitted kitchen is a chef's dream, featuring a top-of-the-line Delongi six-ring gas cooker, ideal for preparing family meals or hosting gatherings.

The home boasts a newly renovated bathroom, ensuring a fresh and contemporary feel throughout. Each of the three bedrooms is well-proportioned, providing ample space for family members or guests. The property also benefits from parking for two vehicles, a valuable asset in today's busy world.

The property has recently had all new UPVC double glazed Windows with child locks and trickle vents, The front door being a beautiful composite door giving you great security and warmth through out the property.

Rugby road is situated just 0.5 miles from the highly regarded Joseph Whitaker School, this location is perfect for families seeking quality education for their children. The house has undergone significant improvements, including a full rewire in 2022, as well as external insulation and silicon rendering, enhancing both energy efficiency and aesthetic appeal.

Another stand out feature of the property is the large garden which is a gardeners dream with established fruit trees and ample space to have gatherings or just sit and relax listening to the wildlife.

This property is an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home. With its prime location and thoughtful upgrades, this house is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely residence your own. The vendors of the property are looking for offers over £195,000.

BATHROOM 7'8" x 5'7" (2.34 x 1.72)

BEDROOM 2 13'1" x 9'0" (4.01 x 2.75)

LANDING TOP 9'10" x 2'5" (3 x 0.76)

BEDROOM 1 10'4" x 11'5" (3.15 x 3.5)

BEDROOM 3 10'9" x 6'4" (3.3 x 1.94)

HALL 4'7" x 3'4" (1.4 x 1.02)

LIVING DINER 11'4" x 20'4" (3.46 x 6.2)

KITCHEN 10'10" x 9'5" (3.32 x 2.89)

UTILITY 9'8" x 6'4" (2.97 x 1.94)

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

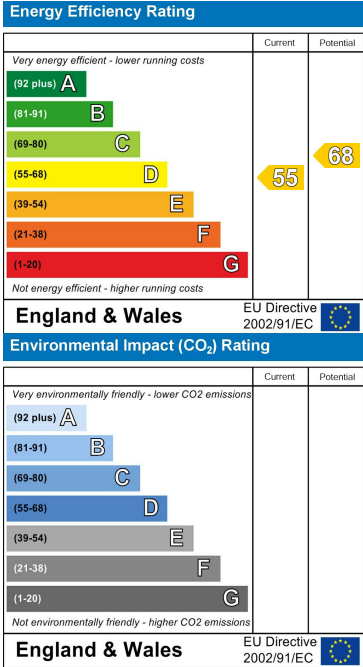
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Lighthouse Estate Agents Ltd.
Registered Office: 55 Station Street , Kirkby In Ashfield, Nottinghamshire NG17 7AN
Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk
www.lighthouse-estateagents.co.uk

Company No: 05878430

