



Linnet Drive  
Rainworth MANSFIELD



# Linnet Drive Rainworth MANSFIELD NG21 0WN

for sale fixed price  
**£156,000**



## Property Description

Burchell Edwards are proud to present this stunning opportunity for all first time buyers looking to get onto the property ladder!

Linnet Drive is a three bedroom semi-detached house, set back within a quiet sought after estate in Rainworth surrounded by a range of amenities and schools. You also benefit from the great road links and surrounding areas that are easily accessible from the property whilst being peacefully set within a cul-de-sac.

Upon meeting the property you are met with the stunning curb appeal Linnet Drive offers, having parking to the side of the property for two vehicles and a small front garden separating the house from the street. You can access the rear garden directly from the front through a locked side gate.

When entering through the front door the entrance hallway sets the tone, giving access to the kitchen, downstairs W.C and the open lounge at the rear which allows lots of natural light and has a set of patio doors to the garden.

To the first floor you have a landing, splitting the space between the bedrooms and family bathroom. Bedroom one to the front, is a double bedroom fit with dual aspect windows to the front elevation and is a generous space. Then bedrooms two and three located at the rear are both good in terms of size and then the fully fit family bathroom to finish.

The rear garden is a low maintenance space being mainly laid to lawn, being privately enclosed with fencing and being South East facing.

## Front

To the front of the property is a small garden with artificial lawn and a paved path leading to the entrance door. To the side of the property is a driveway providing off road parking and a secure gate providing access to the rear.

## Entrance Hallway

Accessed via a UPVC door leading into the hallway with understairs storage, wall mounted radiator and doors off to:-

## Downstairs W.C

Having a ceramic wash hand basin and low level W.C, vinyl flooring and wall mounted radiator.

## Kitchen

8' 2" x 10' 5" Max ( 2.49m x 3.17m Max )  
Fitted with matching wall and base units for storage with work surfaces over, inset with a stainless steel sink and drainer with mixer tap. There's an integrated fridge freezer, integrated dishwasher, integrated electric oven with grill, a gas hob with cooker hood over, spot lighting to finish, vinyl flooring fit, a double glazed window to the front elevation and wall mounted radiator.

## Lounge

15' 3" Max x 13' 1" ( 4.65m Max x 3.99m )  
Having laminate flooring, double glazed window to the rear elevation and French doors to the rear elevation, there is a wall mounted radiator and understairs storage.

## First Floor

### Bedroom One

15' 4" Into recess x 10' 5" Max & into recess ( 4.67m Into recess x 3.17m Max & into recess )  
Being a generous sized double and having carpet flooring, a set of double glazed windows to the front elevation and a wall mounted radiator.

### Bedroom Two

8' 9" Max x 11' 5" Max ( 2.67m Max x 3.48m Max )  
Bedroom two is also a generous size having carpeted flooring fit to finish. To the rear is a DG UPVC window and a wall mounted radiator.

### Bedroom Three

6' 6" Max x 11' 2" Max ( 1.98m Max x 3.40m Max )  
Bedroom three has vinyl flooring fit to finish, with a DG UPVC window to the rear and a wall mounted radiator.

## Family Bathroom

Having a bath with an electric power shower over, vinyl flooring, ceramic wash hand basin, low level W.C and wall mounted radiator.

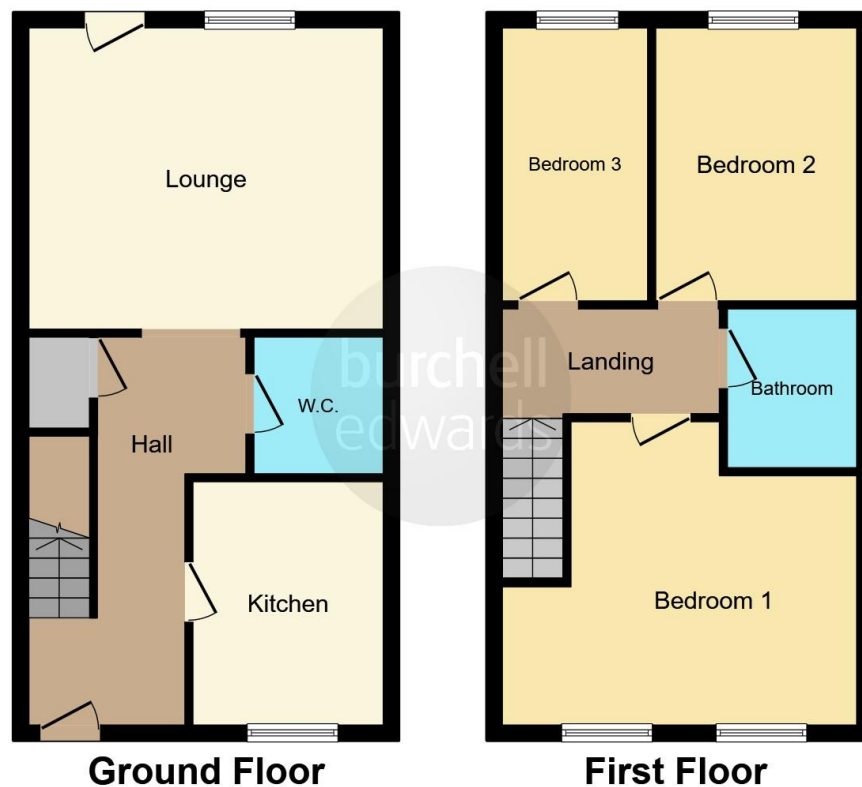
## Rear

To the rear you have the garden which is mainly laid to lawn with a patio area, fenced boundaries and gated side access leading to the front.









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**EPC Rating: B**

Tenure: Freehold

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