



Rainworth Water Road
Rainworth MANSFIELD

burchell
edwards

Rainworth Water Road Rainworth MANSFIELD NG21 0DU

for sale guide price
£150,000



Property Description

Set in the heart of Rainworth on the sought-after Rainworth Water Road, this spacious three-bedroom semi-detached home is the perfect blend of comfort, practicality, and investment potential.

The ground floor welcomes you with a bright and airy lounge, offering a relaxing retreat at the end of the day. Adjacent is a thoughtfully laid-out kitchen with plenty of cupboard space and room to bring your culinary vision to life. The separate dining room provides a more formal setting for hosting dinners or enjoying everyday family meals with ease. Upstairs, the first floor presents three generous bedrooms that cater to both restful nights and daytime productivity, with versatile layouts to suit modern lifestyles and a family bathroom completes the first floor.

Outside, the front elevation features a concrete driveway suitable for up to two vehicles with scope to expand parking to accommodate additional cars. Matured trees, bushes, and shrubs provide a touch of greenery and privacy, enhancing the home's kerb appeal and offering access to a garage for secure storage or vehicle use. The rear elevation reveals a beautifully proportioned garden, laid out with a patio area, steps leading up to a slabbed garden area surrounded by established foliage and bin storage space for added convenience.

With highlights such as no onward chain, off-street parking, and great investment potential, this home blends practicality with promise.

Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Entry via UPVC door, wall mounted radiator, understairs storage, finished with carpet flooring.

Lounge

14' 5" x 10' 11" (4.39m x 3.33m)

The lounge comprises of double-glazed window to front, wall mounted radiator, and carpeted flooring to finish.

Dining Room

12' 3" into recess x 14' 11" into recess + door recess (3.73m into recess x 4.55m into recess + door recess)

The dining room comprises of double-glazed sliding doors to the rear, wall mounted radiator, and carpeted flooring to finish.

Kitchen

10' into recess + door recess x 8' 1" (3.05m into recess + door recess x 2.46m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, UPVC door to rear, cooker hood, fridge, cooker, washing machine, storage, tiled splashback, and vinyl floor to finish.

First Floor Landing

First floor landing with access to loft and carpet flooring to finish.

Bedroom One

14' into recess x 10' 10" into recess (4.27m into recess x 3.30m into recess)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

Bedroom Two

14' into recess x 10' 1" into recess (4.27m into recess x 3.07m into recess)

Bedroom two includes double-glazed window to rear, wall mounted radiator, cupboard with water tank, standalone mirrored wardrobes, and carpeted floor to finish.

Bedroom Three

6' 11" x 10' 8" (2.11m x 3.25m)

Bedroom three comprises of double-glazed window to front, radiator fittings, and carpeted floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet/sink, walk-in power shower, double glazed window to rear, wall mounted radiator, tiled splashback, storage cupboard, and carpeted floor to finish.

Externals

To the front of the property, you'll find a concrete driveway suitable for one vehicle with potential for further parking to the front, pathway to front door, access to the garage with matured trees, bushes, and shrubs and small lawned area complete with fence surround and gated access.

The rear garden is a good-sized plot with patio and concrete path leading to steps up to a slabbed garden with trees and shrubs and finished with fenced boundary surround.

Garage

Unable to access the garage to take measurements or details

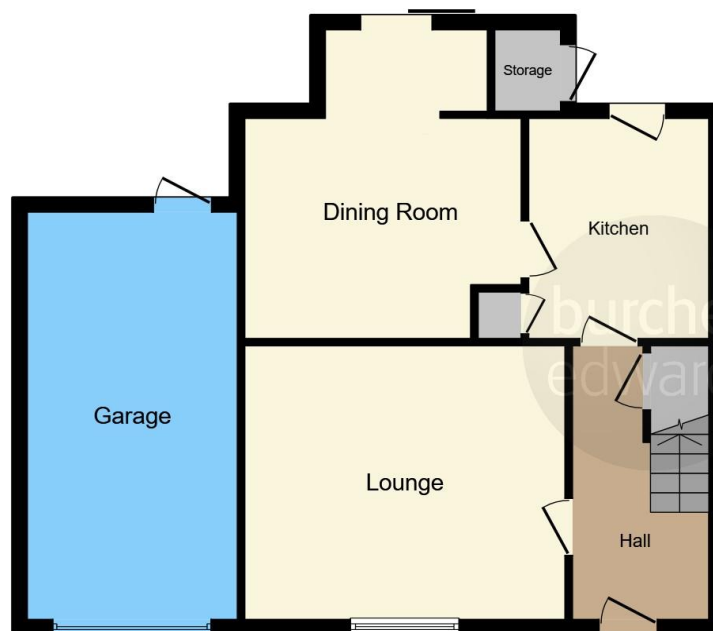
Storage

External access with electrics and freezer.

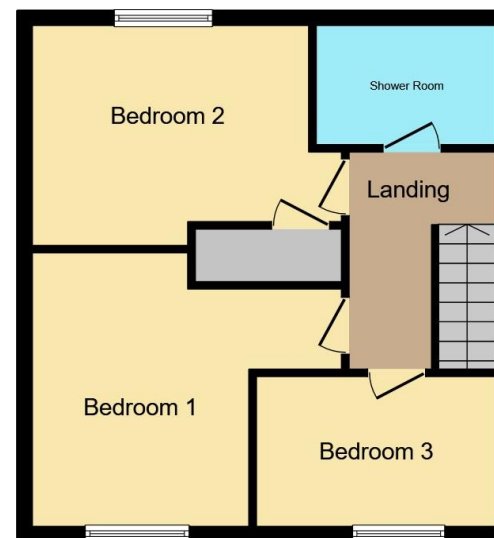








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208703



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