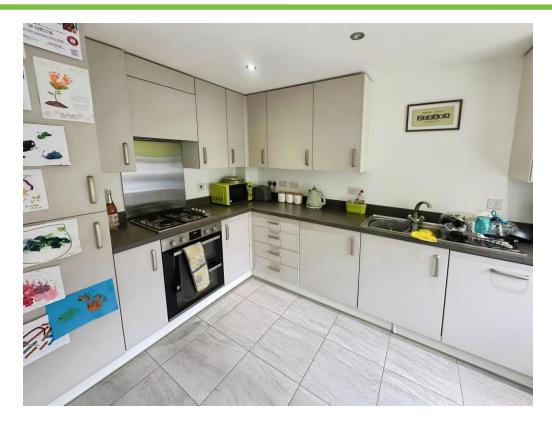


Linnet Drive Rainworth Mansfield



Linnet Drive Rainworth Mansfield NG21 0WL







Property Description

A well presented, three-storey, three-bedroom semidetached family home that offers great living space in the heart of Rainworth, with excellent local amenities and transport links. The property is beautifully presented throughout and provides a versatile layout perfect for family home.

The ground floor comprises of a welcoming entrance hall, a spacious fitted kitchen, lounge and dining area with French doors to rear garden and downstairs WC. On the first floor there are two well-proportioned bedrooms served by a modern family bathroom. The top floor is home to open master bedroom, complete with fitted wardrobes and an ensuite shower room.

Outside, the property benefits from a rear garden, along with a driveway and single garage providing off-road parking and additional storage. Situated within easy reach of local schools, shops, and major road links, this is a home that combines style, space, and convenience in equal measure.

Entrance Hall

Composite door to the front elevation, carpet flooring, radiator and understairs storage.

W.C

Fitted with W.C, pedestal wash hand basin, vinyl flooring, partly tiled splashbacks and radiator.

Lounge

15' 8" x 12' 1" plus door recess ($4.78 \text{m} \times 3.68 \text{m}$ plus door recess)

UPVC double glazed French doors to the rear elevation leading to the garden, carpet flooring and radiator.

Kitchen

9' 11" into recess x 11' 2" into recess (3.02m into recess x 3.40m into recess)

Fitted with matching wall and base units with work surfaces over that incorporates a stainless steel sink & drainer with mixer tap,

integrated washing machine, dishwasher, electric oven, gas hob with cooker-hood over and fridge freezer, tiled flooring, tiled flooring, stainless steel splashback radiator and UPVC double glazed window to the front elevation.

First Floor

Landing

With carpet flooring and radiator.

Bedroom Two

10' 11" x 15' 7" (3.33m x 4.75m)

Two UPVC double glazed windows to the rear elevation, carpet flooring and radiator.

Bedroom Three

8' 4" x 9' 5" (2.54m x 2.87m)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bathroom

Fitted with W.C, pedestal wash hand basin with mixer tap, bath with electric shower over, fully tiled walls and floor, towel radiator, extractor fan and down spotlights.

Second Floor

Bedroom One

17' 7" into recess x 15' 7" into recess (5.36m into recess x 4.75m into recess)

UPVC double glazed window to the front elevation, skylight window to the rear, built in wardrobes, carpet flooring, radiator and access to the loft.

En-Suite

Fitted with W.C, pedestal wash hand basin with mixer tap, shower cubicle with mains shower and tiled splashbacks, vinyl flooring, radiator skylight window to the rear elevation.

Front Elevation

The property is set back from the road with steps leading to the front door, slated area, driveway parking and access to the garage.

Garage

With up and over door, electric and lighting.

Rear Elevation

The rear garden offers a secure fenced boundary, laid to lawn and seated patio areas and access to the garage.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes

To view this property please contact Burchell Edwards on

T 01623 627727 E Mansfield@burchelledwards.co.uk

12 Albert Street
MANSFIELD NG18 1EB

view this property online burchelledwards.co.uk/Property/MFD209329



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN, VAT Registered Office is Cumbria House, 16-20 House, 16

Council Tax

Band: B

EPC Rating: B

Tenure: Freehold