



**ASHFORD
& MOULT**
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£225,000

Pine Close

Mansfield, NG21 0DN

PROPERTY SUMMARY

Situated within a quiet residential cul-de-sac on Pine Close in the popular village of Rainworth, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families or those looking for a peaceful setting.

The property benefits from two generous reception areas, providing flexible living space perfect for both relaxing and entertaining. The layout flows well throughout the ground floor, creating a comfortable and welcoming environment for everyday living as well as hosting guests.

Upstairs, the home offers three well-proportioned bedrooms, each providing a pleasant and private space for rest. The accommodation is complemented by a modern shower room, designed to suit the needs of contemporary living.

Externally, the property benefits from an updated CCTV security system, providing added peace of mind for the owners. The system, which cost around £2,000, may also be included as part of the sale, subject to agreement.

Originally constructed around the 1980s, the home combines a solid build with practical modern updates, making it a fantastic option for buyers looking to move into an established and friendly neighbourhood.

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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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