



£165,000 Freehold

46 THE HAY FIELDS | RAINWORTH | MANSFIELD | NG21 0PB

**BuckleyBrown**  
ESTATE AGENTS

## AN INVITING SPACE THAT FEELS LIKE HOME!...

This well-presented three-bedroom semi-detached home, situated in the popular area of Rainworth, offers spacious and modern living throughout, making it ideal for families or first-time buyers.

The property features a generous living room with laminate wood-effect flooring and a bright front-facing window, providing a comfortable space to relax and unwind. The contemporary kitchen/diner is fitted with a range of wall and base units with complementary work surfaces, along with integrated appliances including an oven, gas hob, extractor hood and microwave, plus space for additional freestanding appliances. French doors lead into the dining area and open onto the rear garden, allowing an abundance of natural light.

Upstairs, there are two well-proportioned double bedrooms and a further single bedroom, all served by a modern family bathroom fitted with a three-piece suite and shower over bath. A convenient ground floor WC adds further practicality.

Externally, the property benefits from off-street parking via a side driveway and a front garden with mature shrubbery. To the rear, the enclosed garden is thoughtfully arranged with both a patio seating area and a lawn, offering a private and versatile outdoor space ideal for relaxing or entertaining.

Call the office now to discuss arranging your viewing!





**Entrance Hall**  
Allowing access to;

**Living Room**  
Spacious living room to relax and unwind, consisting of laminate wood-effect flooring, a central heating radiator and a window to the front elevation.

**Kitchen/Diner**  
A modern and well-appointed kitchen comprising a range of wall and base units with complementary work surfaces over, incorporating an inset sink and drainer. Integrated appliances include an oven with gas hob and extractor hood above, as well as a microwave, with additional space for a freestanding fridge/freezer and a washing machine. The room is finished with laminate wood-effect flooring and a

central heating radiator. French doors open into the dining area, allowing an abundance of natural light to flow through while also providing access to the rear garden.

**WC**  
Located on the ground is a modern WC, comprising of a low level WC, pedestal wash hand basin, a central heating radiator and laminate wood-effect flooring.

**Landing**  
Allowing access to;

**Bedroom One**  
Spacious master bedroom, comprising of carpeted flooring, a central heating radiator and a window to the rear elevation.



**Bedroom Two**  
A further double bedroom, comprising of carpeted flooring, a central heating radiator and a window to the front elevation.

**Bedroom Three**  
A single bedroom comprising of a window to the front elevation, a central heating radiator and finished with carpeted flooring,

**Bathroom**  
A well-appointed family bathroom fitted with a three-piece suite, comprising a panelled bath with shower over, glass shower screen, and fully tiled surround. Additional features include a pedestal wash hand basin, low-level WC, and a central heating radiator, completing this functional and stylish space.

**Outside**  
Externally, the property is complemented to the front by an area of mature shrubbery and convenient off-street parking via a driveway to the side. To the rear, there is an enclosed garden thoughtfully arranged into two distinct areas, including a patio seating space ideal for outdoor dining and relaxation, alongside a lawned section. The garden is fully enclosed with fencing, providing a good degree of privacy.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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MANSFIELD  
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## BuckleyBrown Estate Agents

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