



Guide Price £240,000 Freehold

24 LAKE FARM ROAD | RAINWORTH | MANSFIELD | NG21 0ED

BuckleyBrown
ESTATE AGENTS

*****GUIDE PRICE £240,000 - £250,000****

DETACHED. DISTINCTIVE. DESIRABLE. Tucked away in the charming village of Rainworth, Mansfield, this distinctive detached home on Lake Farm Road perfectly blends character, comfort, and convenience. Set within a peaceful and friendly neighbourhood, the property enjoys a tranquil setting while remaining within easy reach of local amenities, reputable schools, and excellent transport links—making it an ideal choice for both families and professionals. Let me tell you more.

Stepping inside, the ground floor has been thoughtfully designed to maximise both space and practicality. The inviting open plan living/dining area provides the perfect setting for relaxing or entertaining, while the well-equipped kitchen offers generous storage and ample workspace for everyday cooking. Complemented by french doors opening onto the garden. The layout flows effortlessly, creating a warm and welcoming atmosphere throughout. Leading through to the master bedroom which is conveniently located on this floor and benefits from its own built in wardrobes. Finally, there is a three piece bathroom to complete the level.

Upstairs, the property continues to impress with well-proportioned bedrooms that offer a blank canvas to make your own. Natural light pours through the windows, enhancing the sense of space and comfort.

Externally, the home features a charming outdoor space—ideal for enjoying the fresh air or unwinding in the sunshine. Steps leading up to the property add a unique architectural touch, while the surrounding area offers potential for light gardening or outdoor relaxation. Not to mention the front also boasts a private driveway and a garage.

This delightful detached home is a rare opportunity, combining a unique layout with a highly desirable location—an exceptional place to call home. Call today to book a viewing!





Entrance Hall

Accessible from the side elevation with leading access into;

Living Room 11'3" x 15'5"

Laminate flooring, central heating radiator, feature fireplace and a window to the front elevation.

Dining Room 8'7" x 10'9"

Laminate flooring, central heating radiator and a window to the front elevation.

Kitchen 8'6" x 8'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Additional space and plumbing for other desired appliances. Fitted with french doors opening onto the rear garden.

Bathroom 5'5" x 6'10"

Three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower. Fitted with a window to the side elevation.

Bedroom One 11'5" x 14'0"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Landing

With leading access into;

Bedroom Two 11'5" x 12'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 8'5" x 16'10"

Carpeted flooring, central heating radiator and a window to the side elevation.



Garage 11'6" x 18'11"

Integrated garage accessible from the front elevation.

Outside

Low maintenance frontage with a private driveway, single garage and steps leading up to the front door with mature shrubs running along either side. The rear hosts an enclosed patio seating area with surrounding plants and fencing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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