



Guide Price £300,000 Freehold

109 SOUTHWELL ROAD EAST | RAINWORTH | MANSFIELD | NG21 0DE

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £300,000 - £325,000****

PERFECT FAMILY HOME!

We proudly welcome you to this stunning three bedroom detached property, located in the highly sought after area of Rainworth, offering great access to nearby amenities. This property boasts neutral decor throughout, creating a bright and versatile living space. It offers a well-designed interior with modern features and a well-maintained exterior, providing both style and functionality. Lets take a look inside...

The ground floor of this property offers a welcoming entrance hall that leads to a spacious living room, complete with a charming log burner, perfect for creating a cosy atmosphere to relax and unwind. The kitchen/dining room is a standout feature, offering a range of matching cabinetry and generous worktop space, ideal for meal preparation. A breakfast bar provides a convenient spot for casual dining or entertaining. This room also offers ample space for a dining table and chairs, as well as a sofa, making it an excellent area for both family meals and relaxation. The open-plan layout creates a seamless flow between spaces, providing a versatile and inviting environment.

The first floor of the property features three generously sized bedrooms, offering ample space for comfort and privacy. The bathroom is equipped with a four-piece suite, which includes both a bath and a shower, providing versatile options for relaxation and convenience. This layout is ideal for families or individuals seeking a practical and functional living space.

The exterior of the property hosts an impressive kerb appeal, featuring a beautifully maintained front lawn surrounded by vibrant shrubbery. To the rear, you'll find a practical driveway and garage, offering ample parking and storage space. The garden is equally as impressive, with a laid lawn, decorative shrubs, and surrounding fencing, providing a great space for outdoor activities and hosting family BBQ's in those summer months.

Call today to arrange a viewing!





Entrance Hall

The entrance hall includes stairs leading to the first floor, a built-in storage cupboard, and wooden flooring, creating a practical and modern space. Doors provide access into;

Living Room 23'0" x 12'0"

The living room features laid wooden flooring, a cosy log burner, and a window offering views to the front elevation.

Kitchen/Dining Room 19'0" x 18'6"

The kitchen/dining room offers matching cabinetry with ample worktop space, an inset sink and drainer, and an integrated oven. It features an electric hob with a chrome hood over, a breakfast bar, and space for a dining table, chairs, and a sofa, creating an extra living area. Double doors

lead to the garden, and windows to the rear elevation, providing a flood of natural light.

Landing

With carpeted flooring, window to side elevation and a built in storage cupboard. Doors provide access into;

Bedroom One 12'0" x 11'2"

With carpeted flooring, central heating radiator and window to front elevation.

Bedroom Two 10'10" x 10'7"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Three 6'5" x 6'5"

With carpeted flooring, central heating radiator and window to front elevation.



Bathroom 6'10" x 4'10"

Complete with a four piece suite including a bath, walk in shower, low flush WC and hand wash basin.

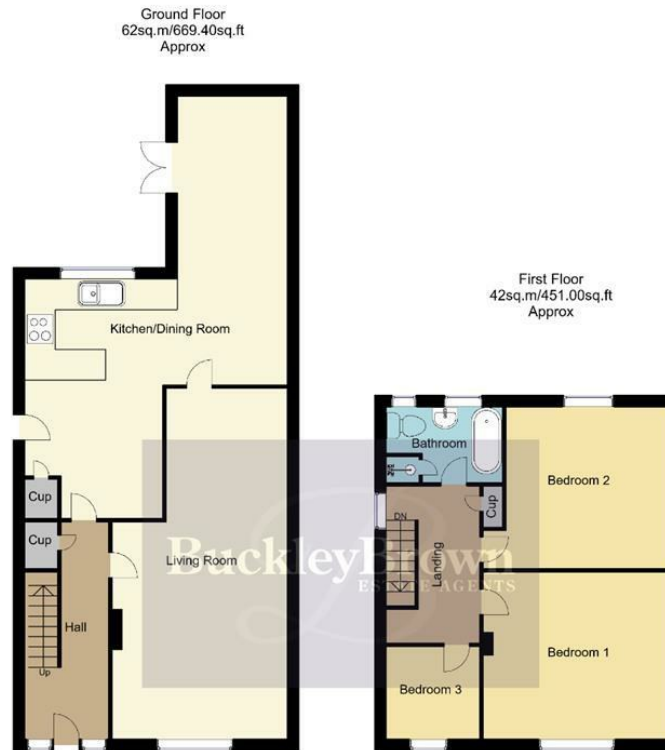
Garage

Accessible from the front elevation, providing further off-road parking or extra storage.

Outside

The exterior of the property features a front lawn with surrounding shrubbery. To the rear, there is a driveway leading to the garage, along with a laid lawn, decorative shrubs, and surrounding fencing, offering privacy and a well-maintained outdoor space.





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. Specifically 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

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