



Linnet Drive  
Rainworth Mansfield

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## Property Description

Nestled in a quiet residential area, in the sought-after village of Rainworth, this beautifully presented three bedroom detached home offers the perfect blend of comfort, space, and convenience. Ideal for families or professionals, this property boasts a spacious layout, modern interiors, and a private garage.

Step inside to discover a welcoming entrance hallway leading to a bright and airy dining room, perfect for relaxing or entertaining guests. The contemporary kitchen is thoughtfully designed with ample storage, integrated appliances. You will also find a spacious lounge with French doors that lead to the enclosed rear garden, ideal for that morning coffee in the sun! There is also the added benefit of a downstairs W.C.

Upstairs, you'll find three generously sized bedrooms, including a master plenty of natural light and en-suite shower room. A stylish family bathroom completes the upper floor, featuring modern fixtures and a clean, elegant finish.

Externally the property sits back from the road with driveway parking, integral garage, gated side access and a secure enclosed rear garden that is mainly laid to lawn.

This delightful home offers a rare opportunity to enjoy village living with easy access to Mansfield, Nottingham, and surrounding areas. Early viewing is highly recommended to fully appreciate all this property has to offer.

## Entrance Hall

Entry via UPVC door with wall mounted radiator and carpeted floor to finish.

## Lounge

10' 4" into recess x 14' 1" into recess ( 3.15m into recess x 4.29m into recess )

The lounge consists of double glazed window to front, wall mounted radiator and carpeted floors to finish.

## Dining Room

8' 6" into recess x 10' 1" into recess ( 2.59m into recess x 3.07m into recess )

The dining room offers double glazed window to front, wall mounted radiator and carpet floor.

## Kitchen

9' 7" x 9' 10" ( 2.92m x 3.00m )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, UPVC door, wall mounted radiator, fridge-freezer, electric oven, hob, and cooker hood, spotlights, tiled floor to finish.

## Cloakroom / Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and hand wash basin, tiled splashback, wall mounted radiator and tiled floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, wall mounted radiator, storage cupboard and carpet flooring to finish.

## Bedroom One

10' 6" into recess x 13' 5" into recess ( 3.20m into recess x 4.09m into recess )

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes walk-in shower, wash-hand basin and toilet, wall mounted radiator, double glazed window to front, and vinyl flooring to finish.

## Bedroom Two

9' 8" into recess x 11' 8" into recess ( 2.95m into recess x 3.56m into recess )

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

9' 10" into recess x 8' 8" into recess ( 3.00m into recess x 2.64m into recess )

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with shower over, wall mounted radiator, tiled splashback, and vinyl floor to finish.

## Loft Space

Hatch with ladder access.

## Garage

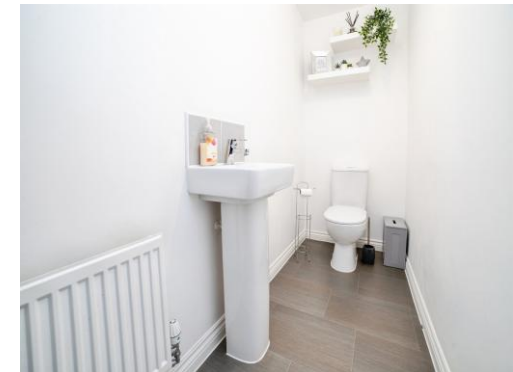
7' 9" x 14' 7" ( 2.36m x 4.45m )

Single garage with up and over door.

## Externals

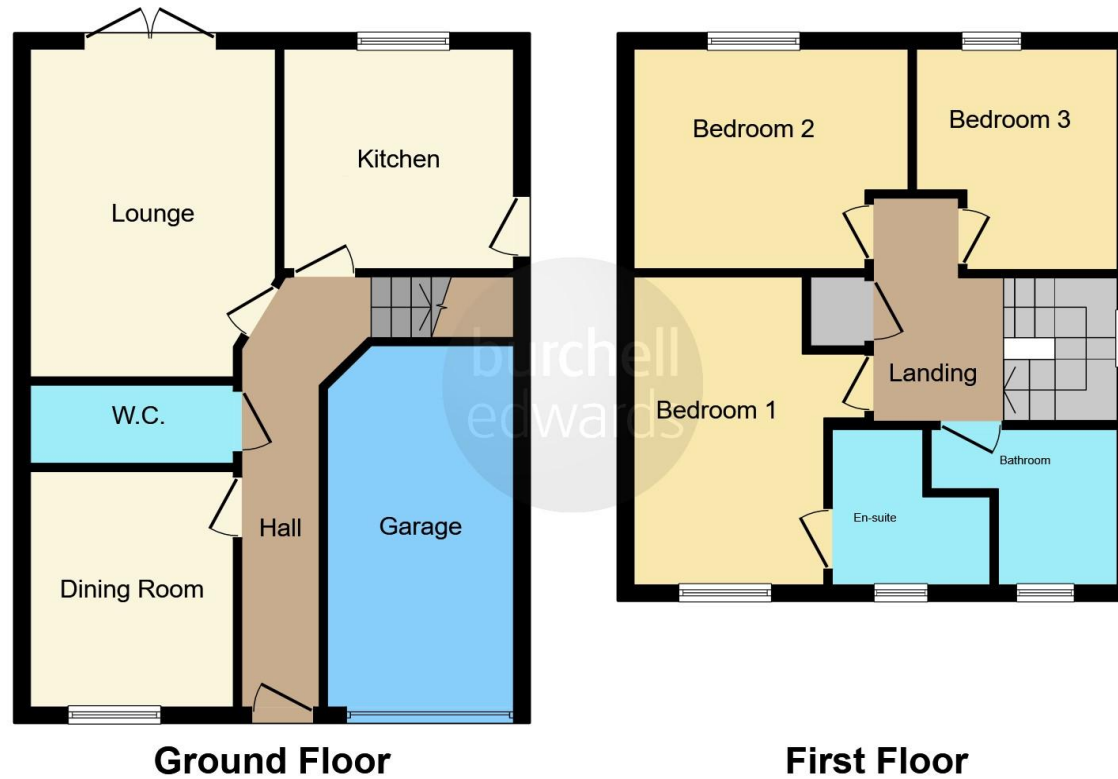
The front of the property is fully open with laid to lawn section and driveway parking, access to the garage and slabbed pathway leading to gate giving access to the rear garden.

The rear garden is low maintenance, mainly laid to lawn with decking and outside tap, secure lockable gate and finished with fenced in surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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