



Warsop Lane  
Rainworth Mansfield

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### Property Description

Nestled on the sought-after Warsop Lane in Rainworth, this spacious three-bedroom semi-detached home offers versatile living with the added benefit of a self-contained annexe.

The main residence welcomes you with a porch leading into a bright lounge, a well-appointed kitchen, and a charming conservatory that opens onto the rear garden. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom, ideal for growing families or those seeking extra space.

The annexe, perfect for multi-generational living or rental income, features an open-plan lounge and kitchen, a stylish bathroom, and two generously sized bedrooms. With a rental potential of approximately £700 per month, it presents a fantastic investment opportunity.

Set on a generous corner plot, the property boasts excellent driveway parking and a pebbled frontage enclosed by a wall boundary with convenient side access. The rear garden is a tranquil haven, beautifully landscaped with mature shrubs, trees, and bushes. A patio area provides space for outdoor entertaining, while the lawn is dotted with fruit trees including apples, plums, and cherries. A shed offers practical storage, and the entire garden is enclosed with a fenced boundary and gated side access for privacy and security.

This property combines flexible living space, income potential, and a delightful garden setting, making it a rare find in a popular location

### Main Residence

#### Entrance Porch

Entry via UPVC double glazed door to side, double glazed window to front and side, and finished with carpet flooring.

#### Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator, understairs storage, finished with tiled flooring.

#### Lounge

19' 8" x 9' 11" ( 5.99m x 3.02m )  
The lounge comprises of double-glazed window to front, wall mounted radiator, patio doors to rear conservatory, and laminate flooring to finish.

#### Kitchen

9' 8" x 10' 11" ( 2.95m x 3.33m )  
The kitchen includes matching wall and base mounted units, composite sink and drainer, wall mounted radiator, plumbing and space for dishwasher and washing machine, space for undercounter fridge, gas hob, cooker hood, electric oven, tiled splashback, breakfast bar, double glazed window to rear, and tiled floor to finish.

#### Conservatory

.7' 9" + door recess x 16' 3" ( 2.36m + door recess x 4.95m )  
French doors onto front garden, wall mounted radiator, laminate floor to finish.

### First Floor Landing

#### Bedroom One

10' 4" x 11' 8" ( 3.15m x 3.56m )  
The master bedroom comprising of double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

## Bedroom Two

8' 9" into recess x 13' 7" into recess ( 2.67m into recess x 4.14m into recess )

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

## Bedroom Three

13' 5" into recess x 6' 2" + recess ( 4.09m into recess x 1.88m + recess )

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

## Bathroom

The bathroom is finished with a ceramic toilet/sink, P bath with rainfall shower over, double glazed window to rear, wall mounted towel radiator, tiled wall and floor to finish.

## Loft Space

8' 10" x 21' 2" ( 2.69m x 6.45m )

The loft space houses the boiler with electrics and lighting and two skylight windows.

## Annexe

## Lounge / Kitchen

17' 7" x 12' 10" ( 5.36m x 3.91m )

Open plan layout - The lounge comprises of double-glazed window to front along with French doors to rear, two wall mounted radiators, and carpet flooring to finish.

The kitchen area includes matching wall and base mounted units, stainless steel sink and drainer, plumbing and space for washer, cooker hood, boiler, tiled splashback, and vinyl floor to finish.

## Bedroom One

9' x 9' 8" ( 2.74m x 2.95m )

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

## Bedroom Two

8' 2" x 8' 8" ( 2.49m x 2.64m )

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

## Bathroom

The bathroom is finished with a ceramic toilet and sink in vanity, walk-in shower, double glazed window to rear, wall mounted towel radiator, fully tiled splashback and floor to finish.

## Externals

The property is set on a corner plot offering excellent driveway parking, pebbled area with wall boundary and side access.

To the rear the garden is mature and well presented consisting of shrubs, trees and bushes, patio, laid to lawn area, fruit trees such as apples, plums and cherry's, a shed and finished with fenced boundary surround and gated side access.









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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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