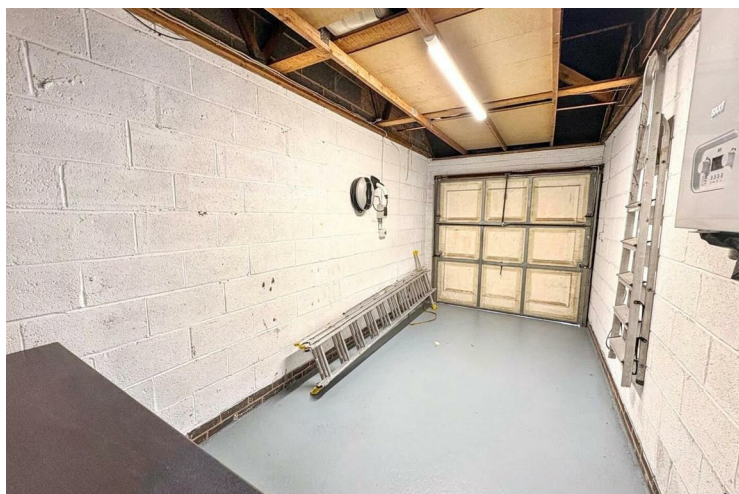




10 SYCAMORE CLOSE MANSFIELD

£1,250 Per

A beautifully presented large three-bedroom detached house located in a small quiet cul-de-sac. Finished to a high standard throughout, the property features a stylish open-plan kitchen with sage green shaker-style units, quartz worktops and integrated appliances, a spacious lounge with feature panelled media wall and electric fire, plus a bright conservatory overlooking the rear garden. Further benefits include a modern bathroom suite, built-in storage, garage with internal access, electric car charging point, driveway parking for at least two cars and a rear garden with both patio and lawn areas.



• VIRTUAL TOUR AVAILABLE Large modernised detached house • Newly refurbished interior including new carpets, blinds and redecoration throughout

Entrance Hallway

Includes new herringbone LVT flooring and new tall feature radiator. A large built in storage cupboard that matches the kitchen units. All new oak doors throughout, new composite front door.

Kitchen

The open-plan kitchen has been finished to a high standard, fitted with sage green shaker-style cabinetry, sleek quartz worktops and matching splashbacks. Integrated appliances include a CDA fridge/freezer, Neff dishwasher, AEG induction hob, AEG oven and extractor fan. The kitchen also benefits from a window over the sink, a contemporary black tap, modern handles and herringbone flooring, giving the space a fresh and stylish feel.

Lounge / Diner

A spacious and welcoming reception room, offering an excellent space for relaxing or entertaining guests. The room features a modern media-style feature wall with vertical wood panelling and an inset electric fire, creating an attractive focal point. There is soft grey carpeting, neutral décor and plenty of natural light from the large glazed doors, making the room feel bright and comfortable. Includes large under-stairs cupboard for additional storage. Sliding patio door that lead out into the garden.

Conservatory

A bright and versatile conservatory with herringbone-style flooring, painted panel detailing and windows overlooking the rear garden. French doors provide direct access outside, making this an ideal space for dining, a children's playroom, home office or additional sitting area.

Garage

The garage can be accessed internally from the property and includes a Pod Point electric car charger, plumbing for a washing machine, space for appliances and built-in storage cupboards designed to match the kitchen, offering excellent practical storage and utility space.

Master Bedroom

Double sized room with built in double wardrobe plus shelving in additional built in cupboard.

Bathroom

A modern bathroom fitted with a new suite, including a bath with shower over and glass shower screen, wash basin with vanity storage, WC and fitted cabinetry. The room is finished with large neutral wall tiles, wood-effect flooring and an LED mirror creating a clean and contemporary look.

Bedroom 2

A second double bedroom.

Bedroom 3

A single-sized bedroom, ideal for use as a child's room, nursery, dressing room or home office.

The loft is boarded for extra storage space, includes loft ladder.

Exterior

To the front of the property, there is a brick-built bin storage area, an outdoor tap and a driveway providing parking for at least two vehicles, in addition to the garage. To the rear, the garden is split between a paved patio area and lawn, creating a practical outdoor space for relaxing, entertaining or family use.



- Integrated appliances
- Garage with electric car charger
- Beautiful garden space
- Double glazing throughout
- Close to local amenities
- Viewing highly recommended
- Easy access to transport links
- Located on cul-de-sac

Location

Situated in the popular village of Rainworth, Mansfield, within easy reach of a range of local amenities including shops, schools, pubs, community facilities and everyday services. The area is well placed for access to Mansfield and surrounding Nottinghamshire towns, with nearby road links including the A617, making it convenient for commuters. Rainworth also offers access to nearby countryside and woodland areas, including routes towards Sherwood Forest, making it a practical yet appealing location for families, professionals and those looking for a well-connected village setting.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating via combi boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

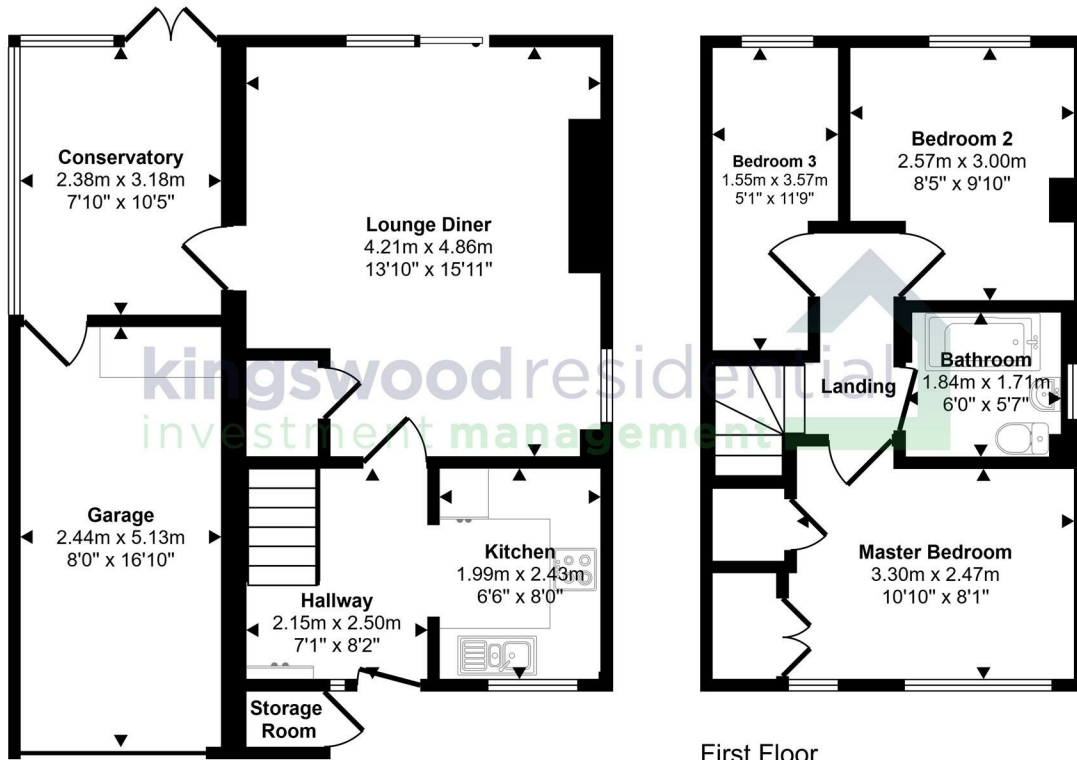
Coal mining area location: located on the coalfield.

Council: Newark and Sherwood Council

Any planning permission in the area: see publicaccess.newark-sherwooddc.gov.uk/online-applications/



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft

First Floor
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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