



£210,000 Freehold

24 LINNET DRIVE | RAINWORTH | MANSFIELD | NG21 0WN

BuckleyBrown
ESTATE AGENTS

PERFECT HOME, PERFECT LOCATION....

Situated within a sought-after residential development in the popular village of Rainworth, this beautifully presented three-bedroom semi-detached three-storey townhouse offers stylish, spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or commuters alike. Ready to move straight into, the property combines modern living with a convenient and well-connected location.

Arranged over three floors, the home has been thoughtfully designed to maximise both space and natural light throughout. The ground floor comprises a welcoming entrance hall, a contemporary fitted kitchen with ample storage, generous worktop space and breakfast bar, together with a convenient downstairs W.C. To the rear, a bright and spacious lounge/diner provides the perfect space for relaxing or entertaining, with French doors opening onto the rear garden.

The first floor offers two well-proportioned bedrooms, ideal for children, guests or those working from home, all served by a modern family bathroom finished to a high standard.

Occupying the entire second floor is an impressive principal bedroom suite, creating a private retreat with ample space for furnishings and storage, further complemented by a sleek en-suite shower room.

Externally, the property benefits from driveway parking to the front, while to the rear is a well-maintained landscaped garden featuring a generous patio seating area, ideal for outdoor dining and entertaining, alongside a lawned section.

Ideally located close to a range of local amenities, shops and everyday conveniences, the property is also within easy reach of well-regarded schools including Joseph Whitaker School. Excellent transport links and access to nearby road networks make commuting straightforward, while surrounding green spaces and countryside walks add to the appeal of this fantastic home. Early viewing is highly recommended.





Entrance Hall

Allowing access to;

Kitchen 8'4" x 9'3"

Modern in style, the kitchen is fitted with a range of wall and base units complemented by work surfaces over. Features include an inset sink with drainer, a selection of integrated appliances, an oven with gas hob and extractor hood above. A front-facing window fills the room with natural light, while a breakfast bar provides additional convenience. Finished with tiled flooring.

WC 3'4" x 6'1"

A modern ground floor cloakroom providing added convenience, fitted with a pedestal wash hand basin and low-level WC.

Lounge/Diner 12'1" x 15'8"

Situated to the rear of the property is a spacious lounge/diner, featuring carpeted flooring, a central heating radiator, and French doors opening onto the rear garden.

First Floor Landing

Allowing access to;

Bedroom Two 15'6" x 10'11"

A spacious double bedroom located on the first floor, benefiting from carpeted flooring, a central heating radiator, and two windows overlooking the rear elevation.

Bathroom 5'6" x 8'4"

Located on the first floor, this spacious modern bathroom is fitted with a



three-piece suite including a bath with tiled surround, pedestal wash hand basin, and low-level WC.

Bedroom Three 8'2" x 9'5"

A generously sized third bedroom, comprising laminate flooring, a central heating radiator, and a window to the front elevation.

Second Floor

Allowing access to;

Bedroom One 16'5" x 10'7"

Occupying the entire top floor, the impressive principal bedroom offers excellent proportions, a window to the front elevation, a central heating radiator, and access to the en-suite.

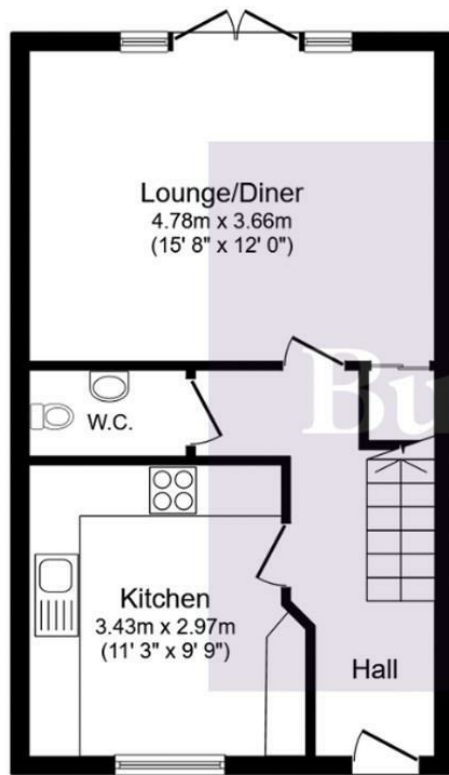
En-Suite 4'6" x 7'7"

Accessed from the principal bedroom, the modern en-suite comprises a walk-in double shower, pedestal wash hand basin, low-level WC, tiled flooring, and a Velux window to the rear elevation.

Outside

To the front of the property is a driveway providing convenient off-street parking, with steps leading to the front entrance. To the rear is a well-maintained landscaped garden featuring a generous patio seating area, ideal for relaxing and entertaining, along with a further laid-to-lawn section and fenced boundaries.





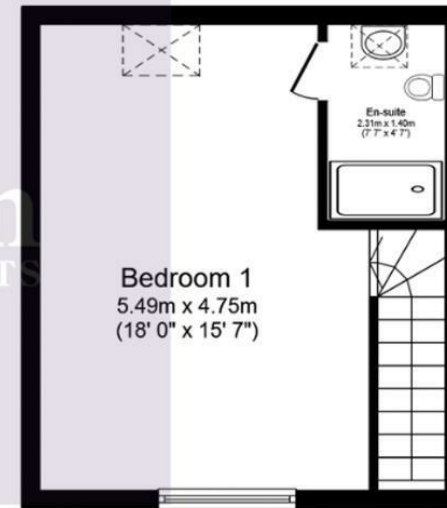
Ground Floor

Floor area 39.6 sq.m. (427 sq.ft.)



First Floor

Floor area 39.6 sq.m. (427 sq.ft.)



Second Floor

Floor area 26.2 sq.m. (282 sq.ft.)

Total floor area: 105.5 sq.m. (1,135 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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			95
(81-91) B		85	
(69-80) C			
(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	

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