



**79 Kirklington Road, Rainworth, Mansfield,
Nottinghamshire, NG21 0JZ**

Offers Over £200,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Large Open Plan Kitchen/Diner
- Modern UPVC Double Glazed Windows
- Boarded Loft Divided into 2 Attic Rooms
- South Facing Rear Garden
- 3 Bedrooms & Modern Family Bathroom
- Separate Lounge
- Gas Central Heating
- Driveway & Front Garden
- Popular Location Viewing Recommended

A three bedroom semi detached house set back from Kirklington Road with a south facing rear garden.

The property has been in the same client ownership for the last four years during which time they have modernised and improved the property both internally and externally.

The property has gas central heating and modern UPVC double glazed windows. The ground floor layout comprises an entrance hall, downstairs WC, dual aspect lounge with access to the rear garden and a large open plan kitchen/diner with French doors. The first floor landing leads to three bedrooms and a modern family bathroom. There is a boarded loft divided into two attic rooms with, light and power points.

The property represents an ideal opportunity for young families, professionals and first time buyers looking for a well maintained home in a popular area.

OUTSIDE

The property is positioned in a popular area on the edge of Rainworth set back from Kirklington Road. There is an established hedgerow boundary frontage adjacent to a driveway providing off road parking. The front garden is mainly laid to lawn with shrubs. To the rear of the property, there is a south facing garden with a patio and pathway extending across the rear of the property with a low retaining walled boundary and central steps leading up to a good sized lawn.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'11" x 5'9" (3.94m x 1.75m)

With radiator, laminate floor and stairs to the first floor landing.

DOWNSTAIRS WC

5'9" x 2'4" (1.75m x 0.71m)

Having a low flush WC. Wash hand basin with chrome mixer tap. Laminate floor and obscure double glazed window to the side elevation.

LOUNGE

17'4" x 11'11" (5.28m x 3.63m)

With radiator, laminate floor, double glazed window to the front elevation and sliding patio door leading out onto the south facing rear garden.

OPEN PLAN KITCHEN/DINER

22'3" x 12'8" (6.78m x 3.86m)

(11'9" into dining area). Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and chrome mixer tap. Fitted breakfast bar with radiator beneath. Space for fridge/freezer. Cupboard housing the Worcester Bosch central heating boiler. Space and plumbing for a washing machine. Space for a freestanding cooker with fitted extractor hood above. Laminate floor, double glazed windows to both side elevations and French doors leading out onto the south facing rear garden.

FIRST FLOOR LANDING

8'3" x 5'9" (2.51m x 1.75m)

Airing cupboard housing hot water cylinder. Loft hatch with ladder attached leads to two boarded attic rooms with power and light. Double glazed window to the front elevation.

BEDROOM 1

12'10" x 11'5" (3.91m x 3.48m)

With built-in wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM 2

12'0" max x 9'0" (3.66m max x 2.74m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

9'1" x 8'3" (2.77m x 2.51m)

With radiator and double glazed window to the front elevation.

BATHROOM

7'1" x 5'9" (2.16m x 1.75m)

Having a modern three piece white suite comprising a bathtub with mixer tap and electric shower above. Pedestal wash hand basin with mixer tap. Low flush WC. Shaver point, heated towel rail, extractor fan and obscure double glazed window to the front elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

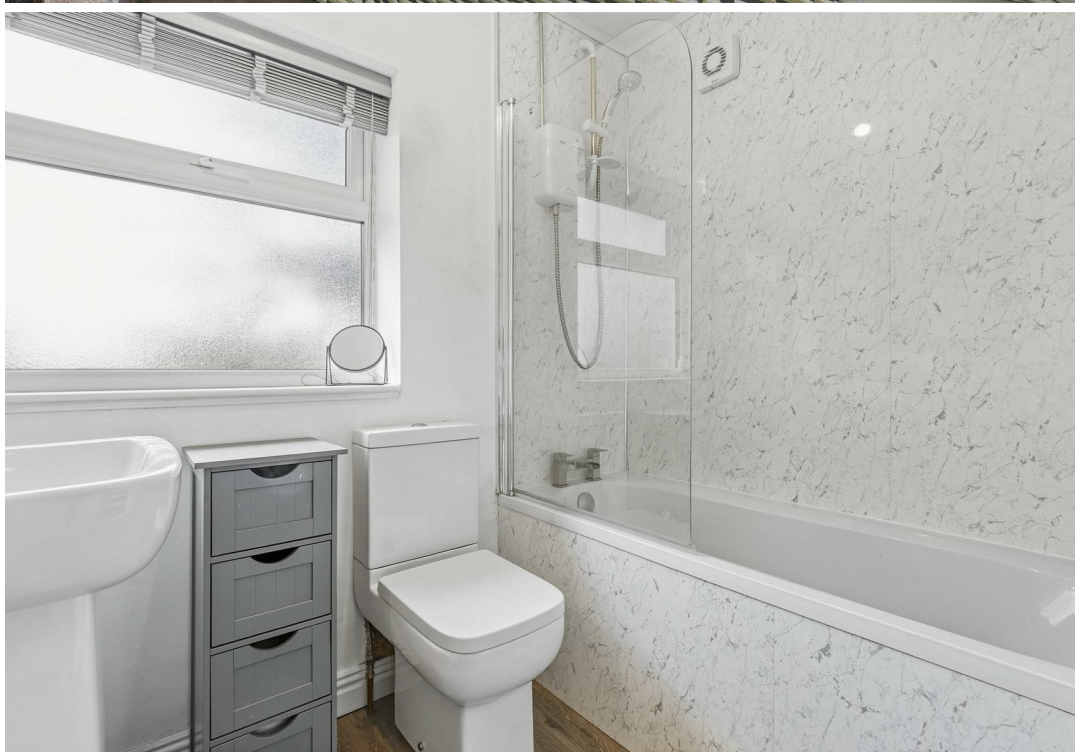
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











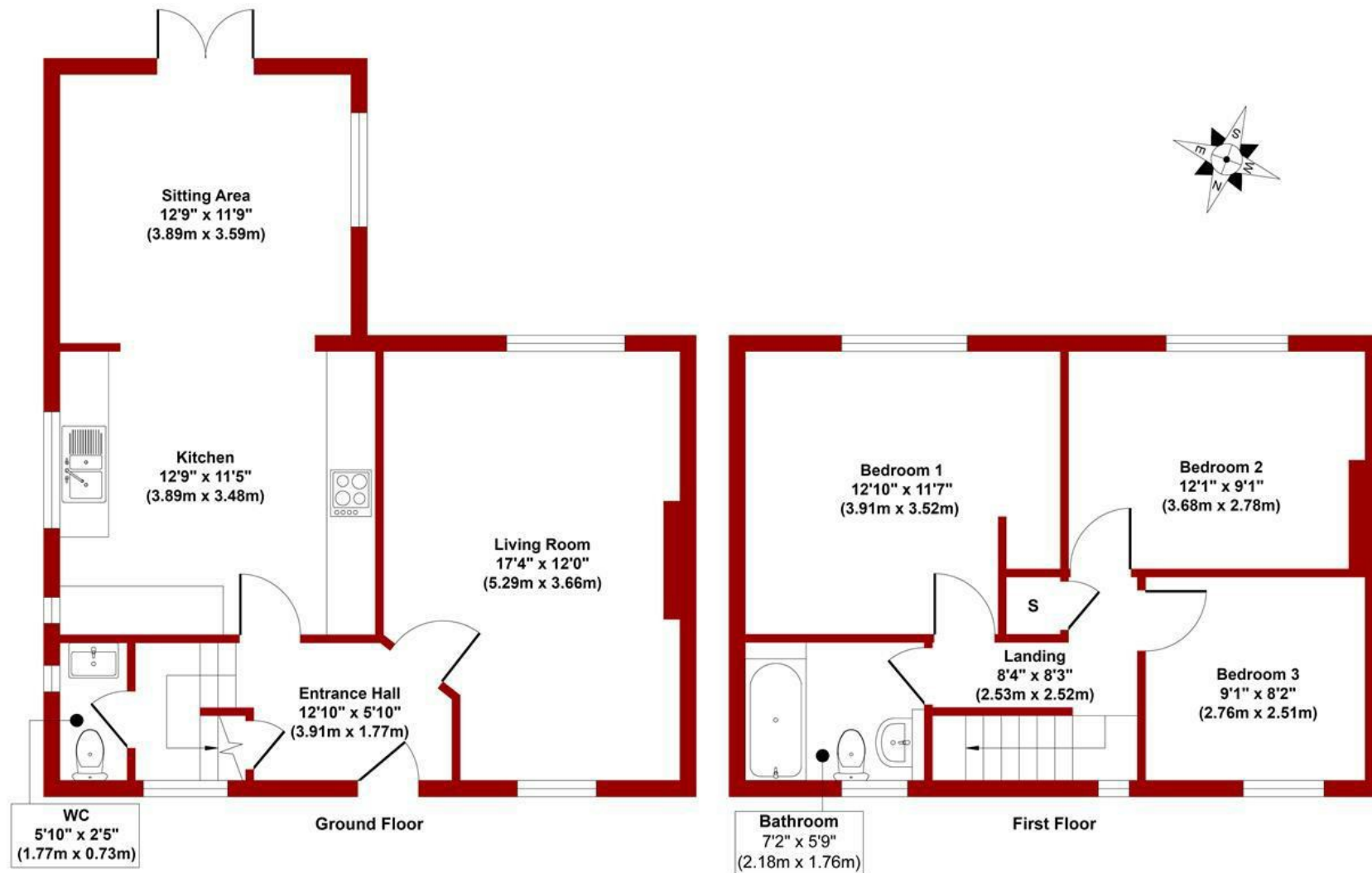


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Approximate Gross Internal Area

Main House = 1002 SQ FT / 93 SQ M

Total = 1002 SQ FT / 93 SQ M

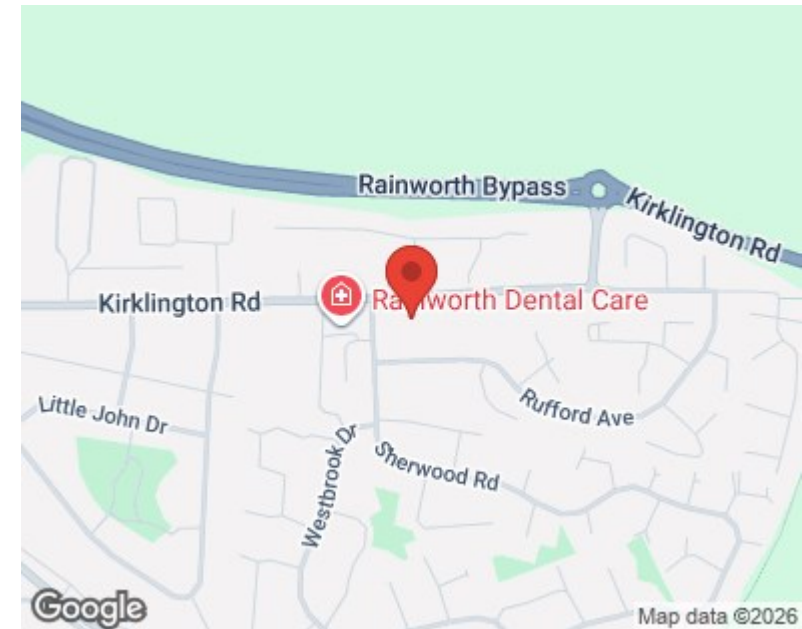


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only



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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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