



Hatfield Close  
Rainworth Mansfield

burchell  
edwards



# Hatfield Close Rainworth Mansfield NG21 0LL

for sale  
**£230,000**



## Property Description

Situated in a popular residential location on Hatfield Close, Rainworth, this well-presented two-bedroom detached bungalow offers comfortable single-storey living with excellent outdoor space.

The accommodation comprises a bright lounge/diner with a multi-fuel burner, creating a cosy focal point, alongside a fitted kitchen with access to the rear garden. There are two well-proportioned bedrooms and a modern shower room with walk-in shower and vanity storage. Additional benefits include a useful loft space for storage.

Externally, the property boasts a low-maintenance gravelled frontage providing ample off-road parking. To the rear is a generous, enclosed garden mainly laid to lawn with mature planting, offering a private and pleasant outdoor setting. The garden also features a patio seating area, greenhouse, garden sheds and a summer house with electrics.

A side driveway leads to a detached garage, providing further parking or storage options.

An ideal purchase for a range of buyers, this property combines practical living space with attractive external features in a convenient location.

## Lounge / Diner

A bright and well-proportioned living space featuring carpet flooring, two wall-mounted radiators and two double glazed windows to the front elevation allowing plenty of natural light. The room also benefits from a multi-fuel burner, creating a cosy focal point, with ample space for a dining table. Accessed via a UPVC front door.

## Kitchen

Fitted with a range of matching wall and base units with an inset stainless steel sink and drainer. There is space for appliances, a cooker hood, and tiled splashbacks. The kitchen benefits from vinyl flooring, a wall-mounted radiator, double glazed windows to the side and rear, and a UPVC door providing access to the rear garden.

## Hallway

Carpeted hallway with a useful storage cupboard and doors leading to all accommodation.

## Bedroom One

A comfortable double bedroom with laminate flooring, a wall-mounted radiator and a double glazed window to the front elevation.

## Bedroom Two

Featuring vinyl flooring, a wall-mounted radiator and a double glazed window overlooking the rear garden.

## Bathroom

Modern suite comprising a walk-in shower, low-level WC and wash hand basin set within a vanity unit. The room benefits from laminate flooring, a heated towel rail, spotlights, storage facilities, Aqua board splashbacks and a double glazed window to the rear.

## Loft Space

Partly boarded loft space housing the boiler, offering useful additional storage.

## Externally

Externally the property benefits from a low-maintenance frontage with a gravelled driveway providing ample off-road parking. A pathway leads to the front entrance, with fencing to the boundary offering a degree of privacy.

To the rear, there is a well-established and enclosed garden, mainly laid to lawn with a range of mature shrubs, plants and trees. The garden enjoys a pleasant, private feel and offers a patio seating area ideal for outdoor dining and entertaining. Additional features include a greenhouse, summer house with electrics, and useful garden sheds.

A side driveway provides access to a detached garage positioned to the rear, offering further parking or storage potential.

## Garage

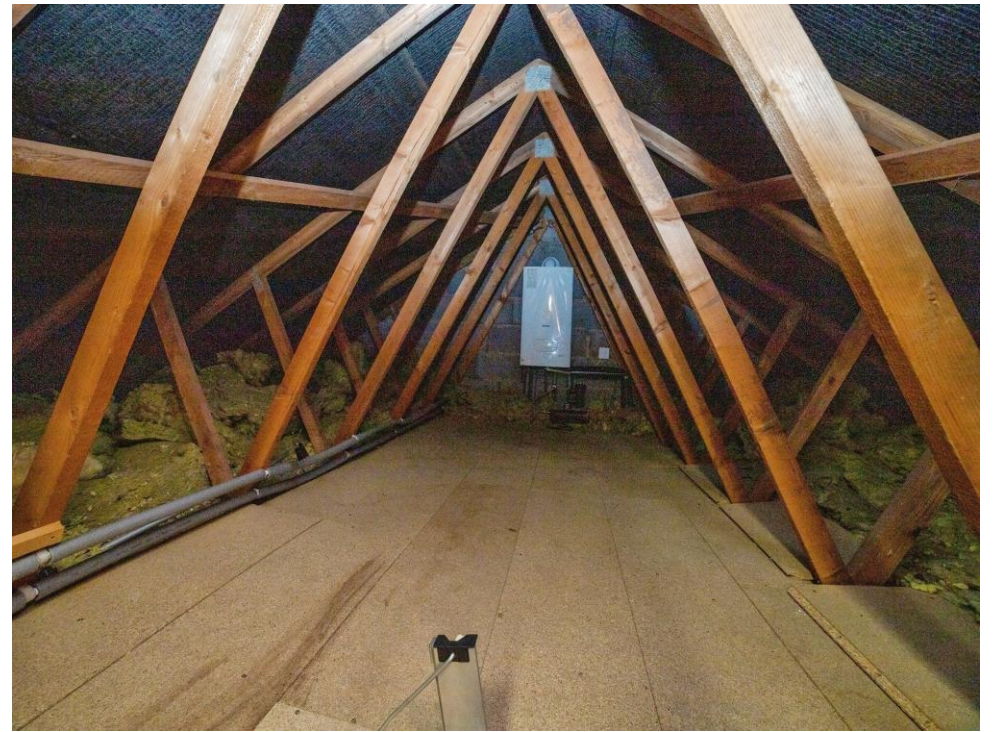
Detached garage with up and over door and power supply.

## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



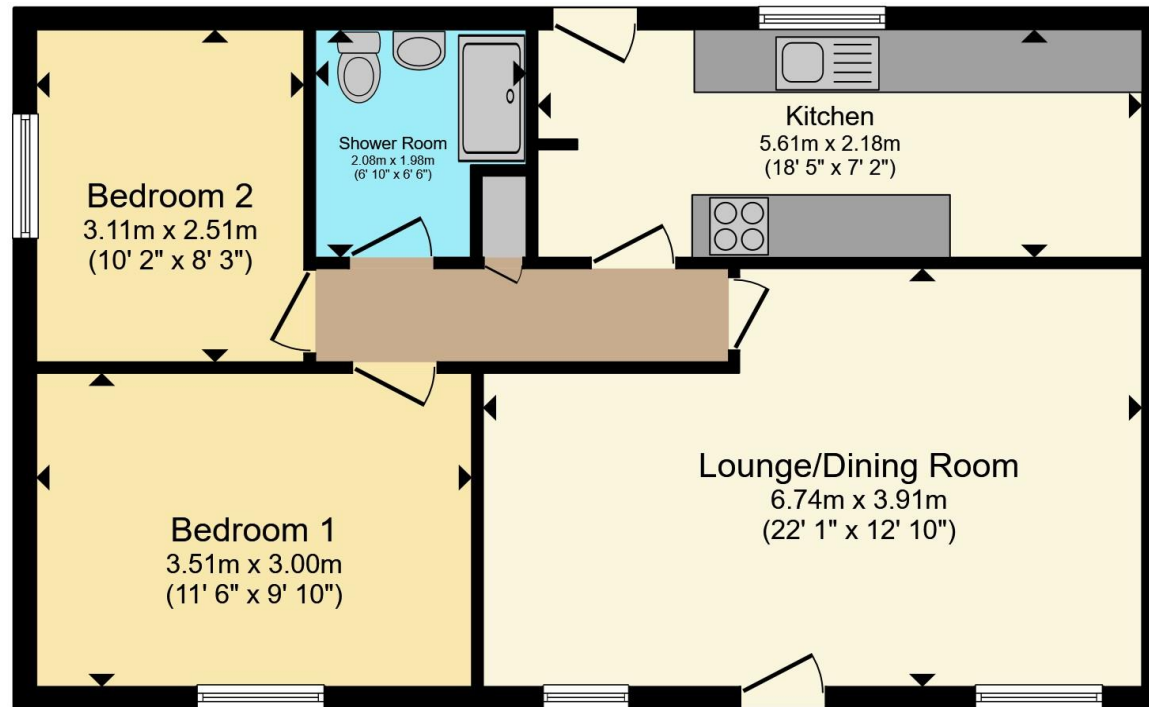












Total floor area 65.0 m<sup>2</sup> (700 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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12 Albert Street  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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