



**21a Beverley Close**  
**Rainworth, Nottinghamshire NG21 OLW**  
**Offers Over £150,000**

- A VERY WELL PRESENTED, TWO BEDROOMED MID-TOWN HOUSE
- ENTRANCE AREA AND GROUND FLOOR CLOAKROOM WITH WC AND BASIN
- LOUNGE HAVING FRENCH DOORS LEADING TO THE CONSERVATORY
- OPEN PLAN FRONTAGE PROVIDING AMPLE OFF-ROAD PARKING
- CUL-DE-SAC LOCATION IN POPULAR RESIDENTIAL AREA
- INCLUDING COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED BREAKFAST KITCHEN INCLUDING BUILT IN ELECTRIC OVEN AND HOB
- TWO BEDROOMS AND BATHROOM WITH WHITE SUITE AND MAINS SHOWER
- FULLY ENCLOSED REAR GARDEN HAVING PATIO AREA AND LAWN BEYOND
- ACCESS TO LOCAL AMENITIES, M1 MOTORWAY AND A617 TO NEWARK AND A1

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield proceed onto Southwell Road West, which then becomes Southwell Road East. In the centre of Rainworth, fork left onto Kirklington Road. Turn right onto Sherwood Road, right onto Holbeck Road and left into Beverley Close.

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE AREA

UPVC front door. Radiator. Opening directly into the breakfast kitchen.

#### CLOAKROOM

WC, wash hand basin, radiator and UPVC obscure glaze.

#### BREAKFAST KITCHEN

**11'6 x 11'3 (3.51m x 3.43m)**

Including white gloss base and eye level units, laminate work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, induction hob and cooker hood. UPVC double glazed front aspect, radiator, downlighters and laminate flooring. Stairs rising to the first floor.



#### LOUNGE

**14'3 x 12'2 (4.34m x 3.71m)**

Laminate flooring, radiator and UPVC French doors providing access to the conservatory.

#### CONSERVATORY

**11'4 x 8'9 (3.45m x 2.67m)**

Having solid walls and UPVC French doors leading to the garden. Radiator. Laminate flooring.



### FIRST FLOOR

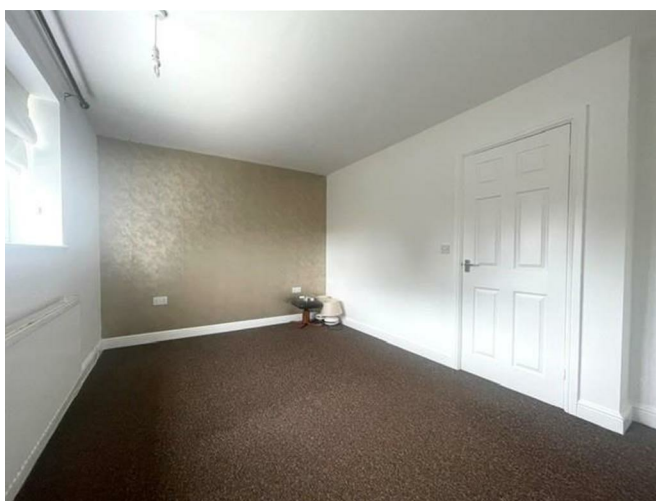
#### LANDING

Access to the loft space. Shelved cupboard.

#### BEDROOM ONE

**14'2 x 9'8 (4.32m x 2.95m)**

UPVC double glazed rear elevation. Radiator.



#### BEDROOM TWO

**10'8 plus recess x 8' (3.25m plus recess x 2.44m)**

Radiator. UPVC double glazed front elevation.



## **BATHROOM**

Three-piece white suite comprising panelled bath, wash hand basin and WC. Mains shower, tiled surrounds and chrome radiator.



identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5900/19.06.26

## **OUTSIDE**

There is an extensive block paved frontage to the property. The rear garden is fully enclosed and has patio and lawn.



The property is in council tax band A (Newark and Sherwood District Council).

## **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for

