



£895 Per Month

31 DIAMOND AVENUE | RAINWORTH | MANSFIELD | NG21 0FF

**BuckleyBrown**  
ESTATE AGENTS



**\*DEPOSIT ALTERNATIVE AVAILABLE\***

Welcome to this charming 3-bedroom detached property nestled in a peaceful neighbourhood. As you approach, you're greeted by the sight of a well-maintained, blocked-paved driveway offering convenient parking for multiple vehicles. In addition to the private driveway, ample on-street parking is available, ensuring guests never have trouble finding a spot. Upon entering the home, you're welcomed into a bright and airy living space, perfect for relaxing or entertaining. The living room boasts a large window that floods the space with natural light, creating a warm and inviting atmosphere. Neutral tones and modern fixtures throughout the home offer a contemporary feel while providing a versatile canvas for personalization. The heart of the home is the good sized kitchen diner, with a modern fitted kitchen with ample cabinet space, and French doors overlooking the rear garden.

Upstairs, you'll find three bedrooms, two of which are doubles, one including fitted wardrobes. The third bedroom is perfect for an office space to work from home, or a child's bedroom! Completing the home is a modern family bathroom, featuring a luxurious bathtub with shower over, perfect for unwinding after a long day. To the rear there is a fantastic low maintenance garden with composite decking, and a garden shed for storage.

Conveniently located near schools, parks, shops, and public transportation, this property offers the perfect balance of tranquility and convenience. Don't miss your opportunity to make this delightful home yours!

**\*\*\*The garage is excluded from the Tenancy\*\*\***

Council tax band - B









Ground Floor  
33 sq.mt / 355.20 sq.ft  
Approx

First Floor  
32 sq.mt / 344.44 sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



31 DIAMOND AVENUE  
RAINWORTH  
MANSFIELD  
NOTTINGHAMSHIRE  
NG21 0FF



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**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.

**BuckleyBrown**  
ESTATE AGENTS