



£185,000 Freehold

52 SHERWOOD ROAD | RAINWORTH | MANSFIELD | NG21 0LP

BuckleyBrown
ESTATE AGENTS

STEP INSIDE YOUR NEWLY REFURBISHED HOME!... This beautifully refurbished property has been fully updated throughout and features a newly fitted modern kitchen, offering stylish and practical living across two well-designed floors. Situated in a peaceful residential area, it combines comfort, contemporary style, and convenience.

The ground floor opens with a bright, open-plan kitchen, complete with hardwood flooring, built-in storage cupboards with work surfaces, integrated oven, electric hob with extractor fan, hand wash basin with window above, extra under-stairs storage, and an additional work surface suitable for bar stool seating, with direct access to the front of the property. The living room features hardwood flooring, a charming chimney breast, central heating radiator, and large French doors leading through to a conservatory with hardwood flooring and direct access to the rear garden.

Upstairs, the landing offers additional storage and leads to two well-proportioned bedrooms. The main bedroom enjoys carpeted flooring, a central heating radiator, and a rear-facing window, while the second bedroom includes carpeted flooring, a built-in storage cupboard, radiator, and a front-facing window. The modern shower room comprises a three-piece suite with low-flush toilet, hand wash basin, walk-in shower, feature tiled wall, hardwood flooring, and a side-facing window.

Externally, the rear of the property boasts a well-maintained lawn with patio areas at both the front and rear, ideal for outdoor dining and entertaining. The front features a loose gravel area and driveway providing off-road parking for two vehicles. Additionally, the garage offers extra storage with access from both the rear garden and the driveway.

A stylish and versatile home, fully refurbished and ready to move into—early viewing is highly recommended!





Kitchen 10'0" x 7'0"

Newly fitted modern open-plan kitchen with hardwood flooring, built-in storage cupboards with work surfaces, integrated oven, electric hob with extractor fan, hand wash basin with window above, additional under-stairs storage and extra work surface for bar stool seating, with direct access to the front of the property.

Living Room 13'1" x 13'3"

Completed with hardwood flooring, chimney breast, central heating radiator and large French doors allowing access to;

Conservatory 7'2" x 7'8"

Consists of hardwood flooring and offers direct access to the garden.

Landing

With additional storage and access to;

Bedroom One 13'1" x 8'4"

Featuring carpeted flooring, central heating radiator and a window to the rear of the property.

Bedroom Two 9'10" x 7'7"

Featuring carpeted flooring, a built-in storage cupboard, central heating radiator and a window to the front of the property.

Shower Room 3'3" x 6'5"

Three-piece suite comprising a low-flush toilet, hand wash basin and walk-in shower, with a feature tiled wall, hardwood flooring and a window to the side of the property.

Outside

To the rear of the property is a well-maintained lawn with patio areas at both



the front and rear, ideal for outdoor dining and entertaining. At the front, a loose gravel area and driveway provide off-road parking for two vehicles.

Garage 7'6" x 15'7"

Offering an additional storage area with access from both the rear garden and the driveway.





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.

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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		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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