



Offers Over £220,000 Freehold

7 ST. JUDES WAY | RAINWORTH | MANSFIELD | NG21 0BG

BuckleyBrown
ESTATE AGENTS

FULL OF POTENTIAL. Set in the charming area of St. Judes Way, Rainworth, Mansfield, this delightful link-detached house presents an excellent opportunity for those seeking a peaceful yet convenient location. Surrounded by a friendly community and close to local amenities, this property is perfect for families and individuals alike, offering easy access to nearby parks and schools. Want to know more? Keep reading.

Upon entering the ground floor, you will find a spacious reception room that serves as a welcoming lounge for relaxation and entertainment. The layout provides a blank canvas, allowing you to personalise the area to suit your style and needs. The open plan kitchen/dining room boasts a generous space to utilise to your own desire, complemented by french doors opening to the rear garden and a utility room for added convenience.

Venturing upstairs, you will discover three well-proportioned bedrooms, each offering ample natural light and the opportunity to create comfortable retreats. The shower room, conveniently located on this floor, provides essential facilities and can be transformed into a serene sanctuary with a touch of creativity.

Outside, the property boasts a manageable garden space, perfect for enjoying the fresh air or hosting gatherings with friends and family. The outdoor area presents further potential for landscaping or gardening enthusiasts to cultivate their own green oasis. The front of the property boasts a private paved driveway and integrated garage allowing for secure off road parking.

Call now to book a viewing!





Porch
Window to the front and leading access into;

Lounge 14'9" x 13'8"
Spacious front room with carpeted flooring, central heating radiator, window to the front and stairs ascending to the first floor.

Kitchen/Dining Room 14'9" x 10'8"
Open plan kitchen/dining room complete with a range of matching wall and base traditional cabinetry, inset sink with drainer, space for integrated appliances and decorative splashback tiles. Ample room for your desired furniture complemented by a window and french doors to the rear elevation. Convenient access into a utility room.

Utility 8'0" x 7'9"
Providing an excellent storage space with a window and an external door fitted to the rear elevation.

First Floor Landing
Fitted storage cupboard, window to the side and leading access into;

Bedroom One 8'6" x 11'11"
Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 8'6" x 10'10"
Laminate flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

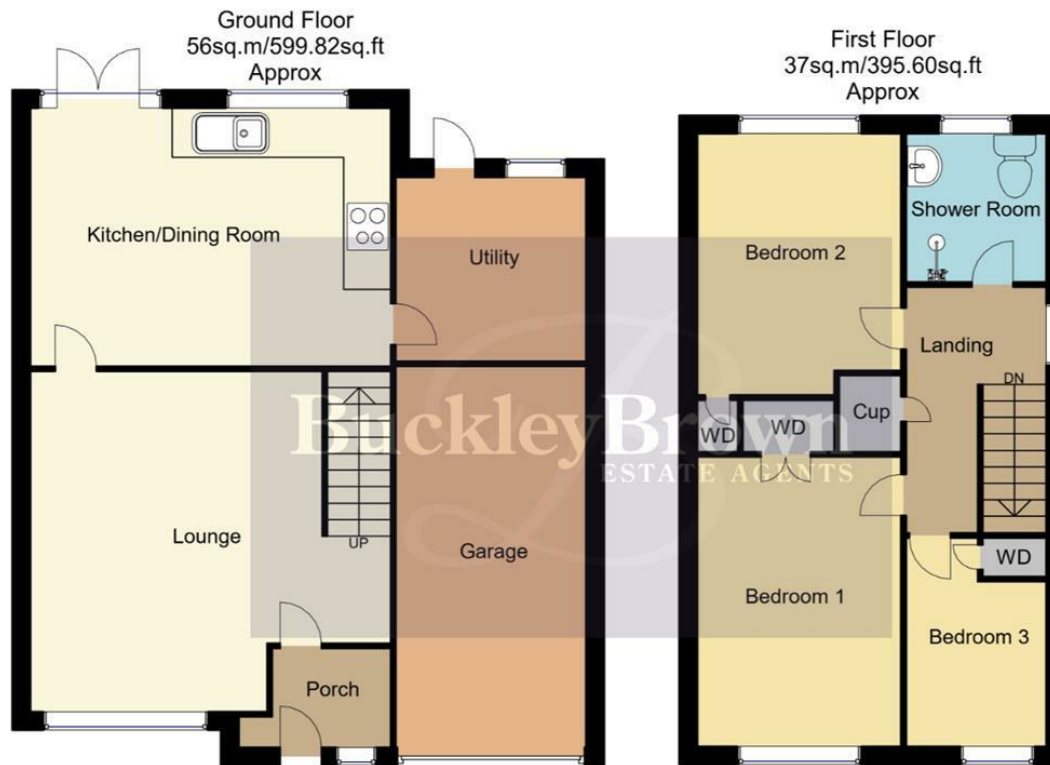


Bedroom Three 6'0" x 8'9"
Laminate flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Garage
Single integrated garage accessible from the front elevation.

Outside
Low maintenance frontage offering a paved driveway and single integrated garage. Generous lawn to the rear alongside a patio seating area and fence surround.





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			
(81-91) B			
(69-80) C		71	77
(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	

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