



Sycamore Close  
Rainworth Mansfield

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### Property Description

Located on Sycamore Close in the popular village of Rainworth, this beautifully maintained detached home offers modern living throughout, complemented by a rear extension and recently upgraded kitchen and bathroom. The welcoming entrance hall leads to a spacious lounge with bay window, a bright dining room with French doors to the garden, and an extended reception room providing valuable extra living space. The newly fitted kitchen boasts Quartz worktops, porcelain flooring, integrated appliances and a stone sink, with access to the rear garden.

Upstairs, the property offers three well-presented bedrooms, including a front-facing main bedroom with fitted wardrobes and a stylish en-suite. The contemporary family bathroom benefits from a walk-in shower, vanity storage and modern finishes. Additional practical features include an insulated loft and boiler cupboard.

Externally, the property enjoys block-paved off-road parking, a garage with electrics and a secure side gate. The south-facing rear garden features a porcelain patio, Astro-turfed lawn and summerhouse, ideal for outdoor relaxation. The home also benefits from 18 solar panels, contributing to improved energy efficiency. A superb, move-in-ready family home in a sought-after residential location.



## Entrance Hall

Entered via a composite front door, the entrance hall features a tiled floor, a wall-mounted radiator and access to the ground-floor accommodation.

## Cloakroom / Wc

Fitted with a ceramic toilet and wash hand basin, this cloakroom includes a tiled floor, a wall-mounted radiator and a double-glazed opaque window to the front.

## Lounge

A bright and spacious lounge with a double-glazed bay window to the front elevation. The room offers laminate flooring and two wall-mounted radiators.

## Dining Room

Featuring laminate flooring and a wall-mounted radiator, this versatile dining space includes French doors opening to the rear garden, understairs storage and open-plan access to the extended reception room.

## Sitting Room

Forming part of the rear extension, this additional reception area offers laminate flooring, a wall-mounted storage heater and double-glazed windows to the rear and side, allowing plenty of natural light.

## Kitchen

Newly fitted within the last year, the stylish kitchen includes a porcelain tiled floor, double-glazed window and door to the rear, matching wall and base units with Quartz worktops and splashbacks, and an inset stone sink and drainer. Integrated appliances include a fridge-freezer, oven and induction hob with cooker hood. The boiler is housed discreetly within a cupboard.

## First Floor Landing

The landing offers a double-glazed window to the side, an airing cupboard, and carpet flooring.

## Bedroom One

A generous main bedroom with oak wood flooring, a double-glazed bay window to the front, fitted wardrobes and a wall-mounted radiator.

## En-Suite

The en-suite features a tiled floor, spotlights, aqua-board splashback, a walk-in shower, ceramic toilet and wash hand basin, shaving point, double-glazed opaque side window and a wall-mounted radiator.

## Bedroom Two

A well-presented second bedroom with laminate floors, a double-glazed window to the rear and a wall-mounted radiator.

## Bedroom Three

With beautiful oak wood flooring, bedroom three includes fitted wardrobes, a wall-mounted radiator and a double-glazed window to the front.

## Shower Room

A modern bathroom offering porcelain tiled flooring, aqua-board splashback to the walk-in shower, ceramic toilet and wash hand basin set within a vanity unit, two wall-mounted radiators, spotlights, shaving point and double-glazed opaque rear windows.

## Loft Space

The loft is insulated and houses the receiver for the solar panels. It is currently unhoarded.

## Externals

Front Elevation -

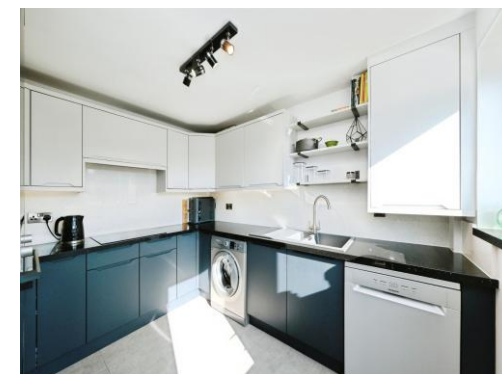
The frontage features block-paved off-road parking for up to two vehicles, access to the garage, a decorative loose-stone section and a locked gate providing secure side access.

Rear Elevation -

A well-maintained, south-facing rear garden with a porcelain slabbed patio, Astro-turfed lawn, fenced surround, lockable side gate, tap, summerhouse and double outdoor socket.

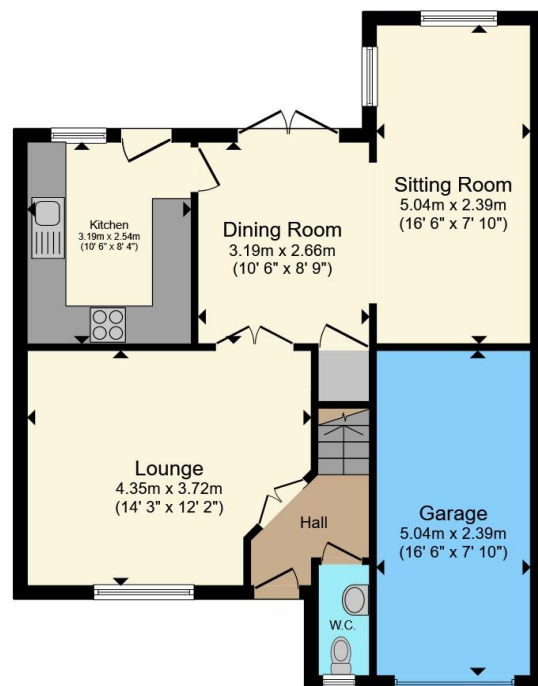
## Garage

Complete with electrics and accessed via a sheet up-and-over door.

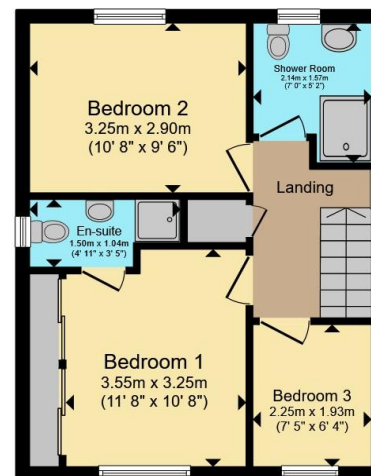








**Ground Floor**



**First Floor**

Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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