





14 John Barrow Close, Rainworth

Offers in Region of £190,000 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • GENEROUS LOUNGE AND FITTED KITCHEN/DINER • EPC RATING: C • LOW MAINTENANCE OUTSIDE SPACES • SITUATED IN A SOUGHT AFTER LOCATION • IDEAL FOR FIRST TIME BUYERS • DRIVEWAY PROVIDING OFF ROAD PARKING

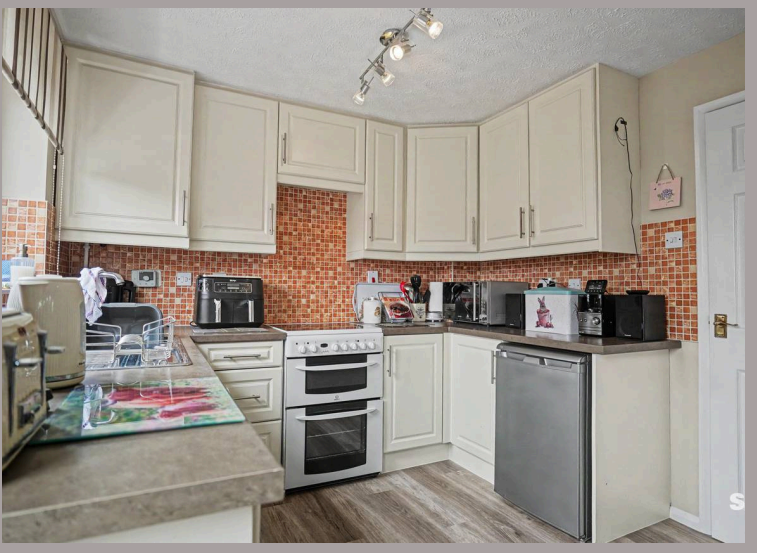
41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

50 YEARS











Entrance hall
A welcoming entrance hall providing access to both the ground-floor accommodation and first floor of the property. The space also benefits from a central heating radiator and power points.

Lounge
16' 0" x 9' 11" (4.87m x 3.01m)
A cosy yet generous lounge featuring a UPVC double glazed bay window overlooking the front of the property and allowing plenty of natural light into the room. A feature mantelpiece with a gas fire, which is currently capped off, provides a focal point to the space. The room also benefits from two central heating radiators and power points throughout.

Kitchen/Diner
13' 8" x 8' 10" (4.16m x 2.69m)
A generous kitchen and dining space featuring a range of wall and base units, providing plenty of useful storage and worktop space. The kitchen includes an integrated one-and-a-half bowl sink, with space available for additional appliances. Tiled splashbacks provide ease of maintenance. The dining area offers enough space to comfortably seat four or more people. Further features include useful understairs storage, power points, a UPVC double glazed window and convenient access to the rear garden.

First floor

Bedroom No 1
13' 9" x 9' 2" (4.18m x 2.80m)
A generous double bedroom featuring fitted wardrobes, providing useful built in storage. A UPVC double glazed window overlooks the rear garden and allows plenty of natural light into the room. The bedroom also includes a central heating radiator and power points.

Bedroom No 2
9' 10" x 6' 5" (2.99m x 1.96m)
A well proportioned second bedroom offering enough space to be utilised as a double. A UPVC double glazed window overlooks the front of the property and provides plenty of natural light, while a central heating radiator and power points are also included.

Bedroom No 3
6' 9" x 6' 8" (2.05m x 2.04m)
A practical third bedroom featuring a UPVC double glazed window, central heating radiator and power points. This versatile space could also be utilised as a home office, study or nursery if desired.

Bathroom
The family bathroom comprises a low flush WC, pedestal wash basin and bath with shower over. Tiled walls provide ease of maintenance, while the room also benefits from a shaver point and central heating radiator.



Outside

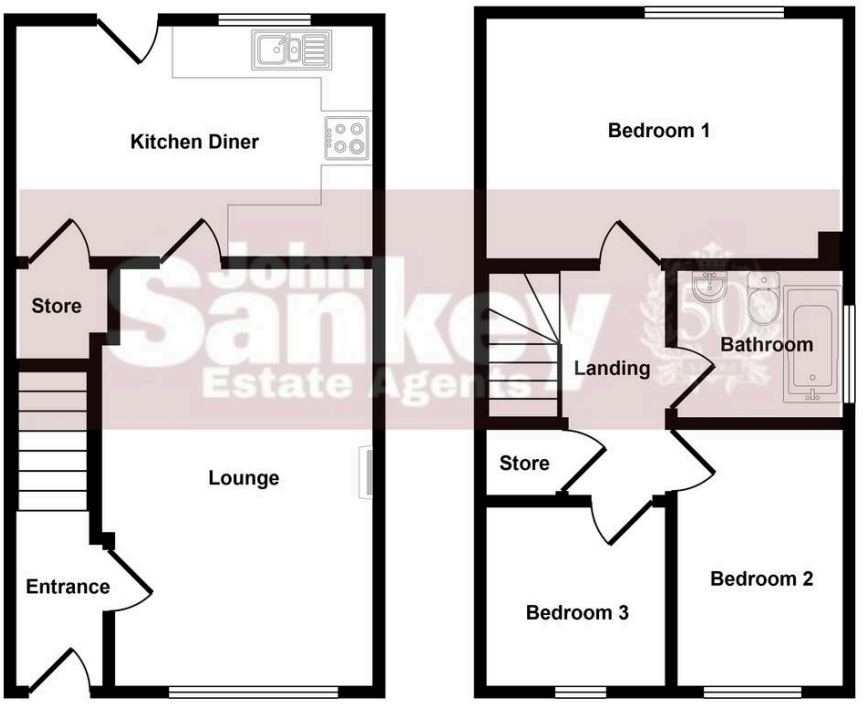
To the front of the property is a well maintained and low maintenance garden, featuring a pebbled area which adds character to the frontage. A driveway provides convenient off road parking, while a gated side access leads through to the rear garden. The rear garden is mainly laid to lawn and bordered by established flower beds with mature shrubbery, creating a pleasant and characterful outside space. A patio area provides the ideal setting for outdoor seating, relaxing and entertaining.



Additional information

Tenure: Freehold Council tax band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well presented **three bedroom semi detached property** offers comfortable and practical accommodation throughout, making it an ideal family home or first time buyer property. Situated in a **sought after and quiet location**, the property combines generous living space with useful storage, off road parking and a characterful rear garden.

The ground floor features a cosy yet generous lounge with a bay window and feature fireplace, alongside a kitchen/diner with room to comfortably seat four or more people and direct access to the rear garden. Upstairs are **three well proportioned bedrooms**, including two doubles, fitted wardrobes to the main bedroom and a versatile third bedroom which could also be used as a home office, study or nursery. A family bathroom completes the first floor accommodation.

Outside, the property benefits from a **driveway providing off road parking**, a low maintenance front garden and gated access to the rear. The rear garden is mainly laid to lawn with mature flower beds and shrubbery, alongside a patio area ideal for outdoor seating, relaxing and entertaining.

With its **three bedrooms, spacious kitchen/diner, generous lounge, off road parking and attractive outside space**, this property provides a welcoming home in a desirable and peaceful location.

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