



£360,000 Freehold

19 PINE CLOSE | RAINWORTH | MANSFIELD | NG21 0DN

**BuckleyBrown**  
ESTATE AGENTS

**DESIGNED FOR FAMILIES.** Set within the desirable area of Pine Close, Rainworth, Mansfield, this attractive detached family home offers a wonderful balance of comfort, space, and everyday convenience. Enjoying a peaceful residential setting while remaining within easy reach of local amenities, schools, and green spaces, the property is ideally suited to family life.

Stepping inside, the home welcomes you with two generous reception rooms, providing flexible spaces for both relaxing and entertaining. The thoughtful layout allows for a natural flow between the living room and playroom, creating a welcoming environment for family time or quiet evenings in. The ground floor also benefits from a well-planned kitchen/dining room, ideal for family meals, along with a useful utility room and a modern three-piece shower room for added practicality.

Benefits from underfloor heating running from the downstairs bathroom through to the dining room, kitchen and hallway.

Upstairs, the property offers four well-proportioned bedrooms, each providing a comfortable and versatile space that can be adapted to suit your lifestyle, whether as bedrooms, guest accommodation, or home working areas. A contemporary family bathroom completes the first floor, catering perfectly to modern living.

Outside, the home continues to impress with a pleasant garden offering the ideal setting for outdoor enjoyment, from children's play to summer entertaining. Ample off-road parking further enhances the home's convenience, making this a fantastic opportunity for families looking for space, comfort, and a welcoming place to call home.

Call today to arrange your viewing and take the next step toward making this your home.





#### Entrance Hallway

Spacious hall with a window to the front, storage cupboard under the stairs and leading access into;

#### Living Room 12'2" x 14'6"

Carpeted flooring, central heating radiator, feature wall and a large box window to the front elevation. Double doors leading through to the play room.

#### Play Room 9'7" x 10'3"

Versatile reception room with a carpeted flooring, central heating radiator and a window to the rear elevation.

#### Kitchen/Dining Room 15'9" x 10'3"

Modern open plan kitchen/diner with gloss wall and base cabinets, inset sink with drainer, integrated appliances and ample

worktop space. Ample room for your desired dining furnishings. Dual aspect windows to the side and rear along with french doors opening to the rear elevation. Access to a handy utility room.

#### Utility 9'7" x 5'4"

Fitted with wall and base cabinets, inset sink, space and plumbing for a washing machine/tumble dryer. Velux window and an external door to the side elevation. Access to a ground floor shower room.

#### Shower Room 5'4" x 5'8"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

#### Landing

With leading access into;



#### Bedroom One 11'2" x 14'2"

Carpeted flooring, central heating radiator and a box window to the front elevation.

#### Bedroom Two 9'4" x 10'6"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 9'8" x 10'3"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 7'3" x 6'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 9'0" x 6'3"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

#### Garage 18'2" x 10'0"

Single detached garage accessed from the side elevation allowing for secure off road parking.

#### Outside

The front of the property offers a low maintenance gravel area along with a private driveway and garage to the side elevation. The rear garden provides a few lawned area, decked seating 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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