

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**3 JUNIPER DRIVE,
RAINWORTH,
MANSFIELD, NG21
0WA**

Offers Around

£200,000

FEATURES

- Beautifully Presented Semi-Detached Home
- Three Bedrooms
- Modern Kitchen/Diner with Breakfast Bar
- Built-In Wardrobes
- Convenient Downstairs WC/Cloakroom
- Off-Street Parking
- Principal Bedroom with En Suite
- Desirable Village Location



Location

3 Bedroom House - Semi-Detached located in Mansfield

Entrance Hall

Welcoming entrance hall with access to the living room, kitchen and downstairs WC.

Lounge

10'4" x 15'0" (3.17m x 4.58m)

A bright and spacious reception room featuring fitted storage, central heating radiator and a window overlooking the front elevation.

Kitchen

15'6" x 10'9" (4.74m x 3.30m)

A stylish and well-appointed modern kitchen fitted with high-quality wall and base units, inset sink with drainer, integrated appliances and a convenient breakfast bar. The room benefits from a window and patio doors opening onto the rear garden.

WC

Convenient downstairs WC fitted with a low-flush toilet and hand wash basin.

Landing

First-floor landing with useful storage cupboard and access to all three bedrooms and the family bathroom.

Bedroom One

10'8" x 8'0" (3.27m x 2.46m)

A well-presented principal bedroom featuring carpeted flooring, central heating radiator, built-in wardrobes, private en suite and windows overlooking the rear elevation.

Ensuite

4'6" x 6'11" (1.38m x 2.11m)

Three-piece suite comprising hand wash basin, low-flush WC and shower.

Bedroom Two

8'1" x 10'9" (2.48m x 3.30m)

A good-sized second bedroom with carpeted flooring, central heating radiator, built-in wardrobes and a window overlooking the front elevation.

Bedroom Three

7'1" x 7'5" (2.18m x 2.28m)

A versatile third bedroom with carpeted flooring, central heating radiator and a window overlooking the front elevation.

Bathroom

7'1" x 5'11" (2.17m x 1.81m)

Modern three-piece family bathroom comprising hand wash basin, low-flush WC and bath, with a window to the side elevation.

External

The property benefits from a low-maintenance front garden, private driveway and convenient side access. To the rear is a generous enclosed lawned garden with fenced boundaries, providing a private and secure outdoor space ideal for relaxing, entertaining or family activities.

Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

www.locationstateagency.co.uk

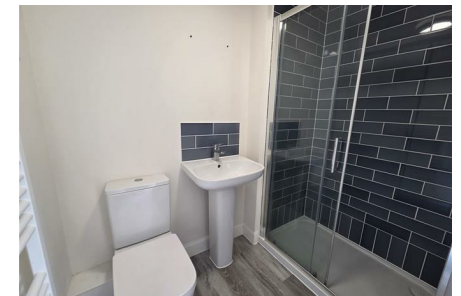
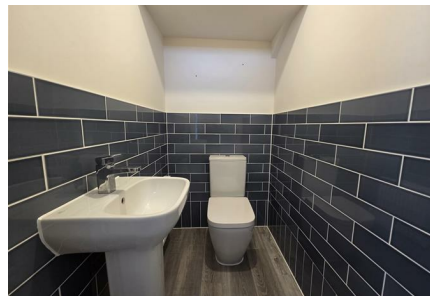
Telephone: (01623) 654555 option 1.

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. **Services Connected:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **Measurements:** All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.



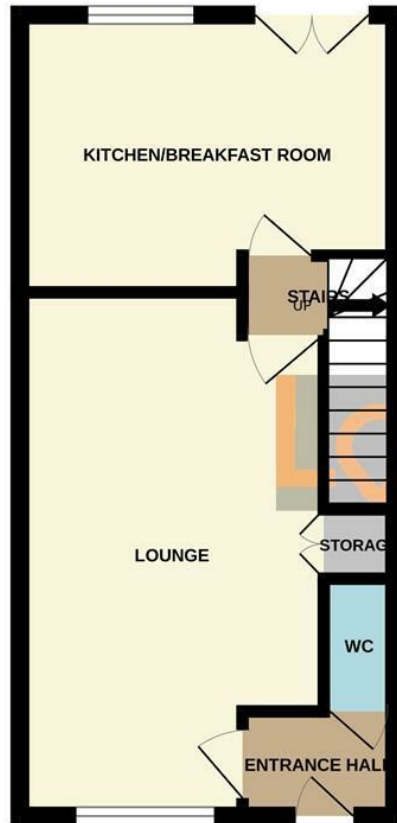


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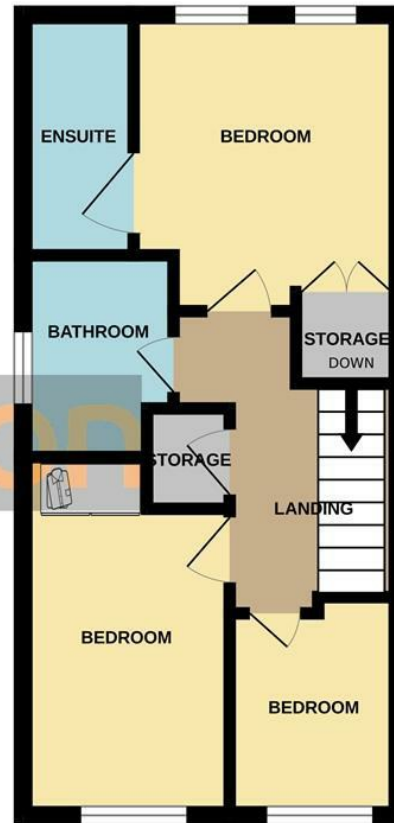


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GROUND FLOOR



1ST FLOOR



Call us on

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<https://www.locationmansfield.co.uk>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location