



£220,000

7 STATION ROAD | RAINWORTH | MANSFIELD | NG21 0AH

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YOUR NEXT CHAPTER... This charming three bedroom detached home, located in a sought-after area of Rainworth, is perfect for growing families. This residence is located within close proximity to local shops and other amenities making it ideally convenient.

Upon entry to the house, you are greeted with the hallway which welcomes you straight through to the spacious kitchen. This is a modern aesthetic space that includes a mini built in breakfast bar; perfect for social busy mornings, matching cabinets with complimenting furnishings integrated appliances and space for more. Through to the living room/dining area this is the perfect versatile area to make your own with its modern laminate flooring and ample space for your desired furniture. Finishing the ground floor there is a convenient shower room, the perfect place to relax and unwind.

Heading upstairs, you'll be welcomed by a generous landing and three versatile and spacious bedrooms, all of which offer room to make your mark thanks to the modern aesthetic. The master bedroom even includes a walk in wardrobe giving a sense of luxury. The bathroom is just off the landing and hosts at three-piece suite.

Outside will definitely tick those remaining boxes, with the private and low-maintenance rear garden with a lawn and wooden decking seating area, perfect for BBQ's in the summer! The front presents a driveway and decorative garden area. This property is a credit to its owners and would make a wonderful family home. Call now to arrange a viewing!





Porch
With access to;

Hall
Hallway with access to the;

Kitchen
With laminate flooring, matching high gloss cabinets with work tops above, tiled splash back, an inset sink, integrated appliances such as an oven and electric hob with numerous spaces for more. Integrated feature spotlights. Mini breakfast bar with room for two chairs and a window to the rear elevation looking into the dining/living room.

Cupboard
Storage cupboard of the kitchen.

Dining Room/Living Room
Spacious L shape dining room/living room space with laminate flooring, ample space for your desired furniture, central heating radiator, feature spot lights, a window to the front elevation and patio doors leading out to the rear garden.

WC/Shower room
Three piece shower room with walk in shower, low flush WC and a hand wash basin.

Landing
Carpeted landing with access to all first floor bedrooms.

Bedroom One
Laminate flooring with central heating radiator, generous space for furniture and a



window to the front elevation and access to a built in wardrobe room/cupboard.

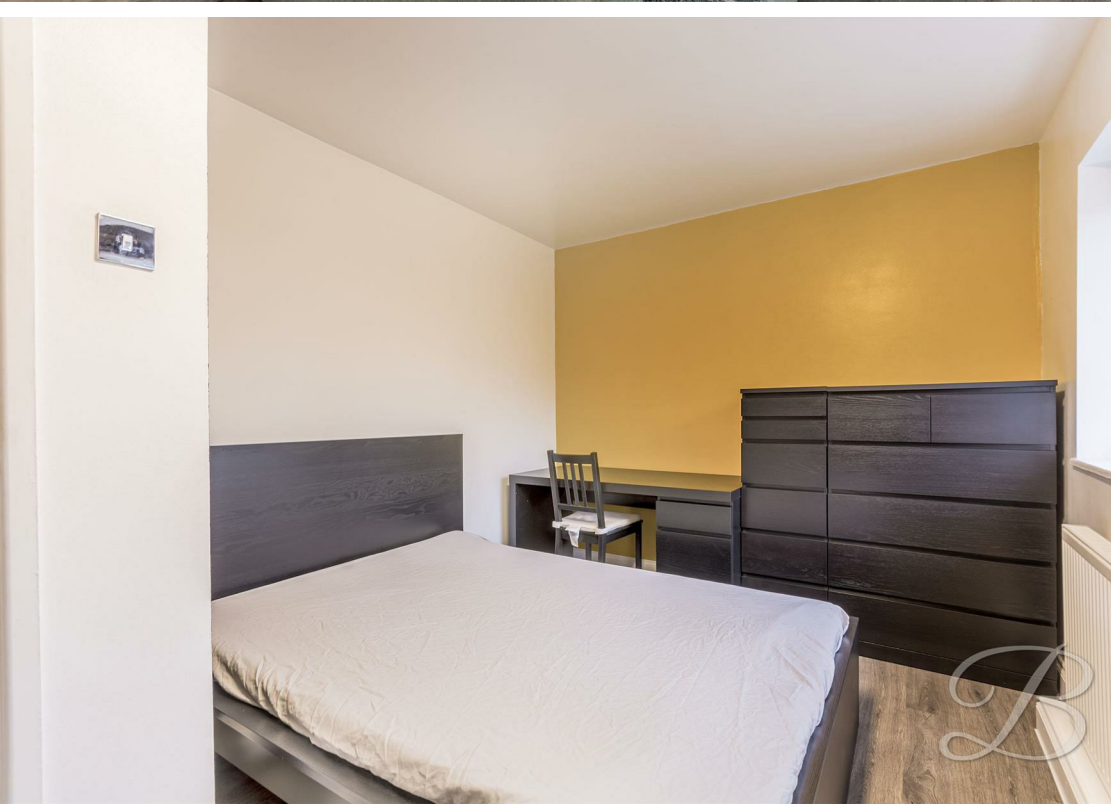
Bedroom Two
Laminate flooring with central heating radiator, generous space for furniture and a window to the rear elevation.

Bedroom Three
Laminate flooring with central heating radiator, generous space for furniture and a window to the front elevation.

Bathroom
Three piece suite with a bath, hand wash basin and low flush WC.

Outside
To the front elevation of the property you will find a modern paved driveway with room for

multiple cars and a walled decorative area. To the rear elevation there is a well maintained laid to lawn garden with a wooden decking/patio area towards the end of the garden.





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	78	81
(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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