



Offers In The Region Of £210,000 Freehold

3 FOREST CLOSE | MANSFIELD | RAINWORTH | NG21 0HN

BuckleyBrown
ESTATE AGENTS

NO CHAIN! Situated in Rainworth, this three-bedroom link-detached bungalow offers a fantastic opportunity for those looking for a conveniently located home. Close to local amenities, walking routes, and with excellent commuter links, this property is ready for a new owner to put their own stamp on it.

The bungalow features an L-shaped lounge/diner, providing a spacious and sociable area, perfect for entertaining and accommodating furnishings. The kitchen comes complete with matching cabinetry and integrated appliances, including an oven.

There are three well-proportioned bedrooms, with the third bedroom benefitting from sliding doors to the rear garden, offering the flexibility to be used as a bedroom or an additional reception room. The bathroom features a three-piece suite comprising a panelled bath with shower over, low-flush WC, and hand wash basin.

Externally, the property enjoys a well-maintained lawn and driveway, with access to the garage. The rear garden also features a well-kept lawn with mature borders, ideal for relaxing or entertaining.

Book your viewing today!





Hall

Giving access to;

Lounge 19'5" x 17'3"

A bright, L-shaped lounge/diner with two front-facing windows, carpeted flooring, and two central heating radiators. Features a charming gas fire set in a brick surround with a tiled hearth, offering a cozy focal point. Ample space for furnishings and entertaining.

Kitchen 8'8" x 9'10"

Fitted with a range of matching cabinetry with complimentary work surface over, inset one and a half bowl sink with drainer and mixer tap above. There are integrated appliances such as, oven with gas hob and extractor hood over and fridge freezer. There is space and plumbing for washing

machine, tiled splash and window to side elevation.

Bedroom One 16'1" x 9'1"

Complete with carpet flooring, central heating radiator and window to rear elevation.

Bedroom Two 9'4" x 10'8"

Complete with carpet flooring, central heating radiator and window to rear elevation.

Bedroom Three 9'5" x 10'8"

Complete with carpet flooring, central heating radiator and sliding doors to rear elevation. This room has the versatility to be a further reception room if needed.



Bathroom 5'5" x 6'11"

Complete with a three piece suite comprising of a panelled bath with shower over, low flush WC and a hand wash basin. The room benefits from full tiled walls and a window to side elevation.

Outside

Externally, the property benefits from a well-maintained front lawn, driveway providing off-street parking, and access to the garage. A side gate leads to a rear garden with a further lawn and mature borders, perfect for relaxing or entertaining.

Garage 8'2" x 17'5"

Providing off additional storage or secure storage.





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			74
(55-68) D		54	
(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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