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OFFERS OVER £140,000
Little John Drive, Rainworth, Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"I LOVE a property bursting with potential, and this one has it in abundance! Offering the perfect opportunity to add value, with off-road parking and set in a hugely sought-after village, this is your chance to create something truly special."

- Tim, Valuer



## A RENOVATOR'S DREAM IN A SOUGHT-AFTER VILLAGE

Packed with potential and offered as a complete renovation project, This three-bedroom home presents an exciting opportunity to create a truly bespoke property.

Situated in a highly sought-after village, with off-road parking and a generous rear garden, this is the perfect purchase for those looking to add value and make a home entirely their own.





## THE FINER DETAILS

***Step inside this three-bedroom home and discover a property bursting with opportunity. Requiring complete renovation throughout, this is the ideal project for buyers with vision who are looking to transform a house into a beautiful home tailored to their own tastes and lifestyle.***

The ground floor offers a traditional layout comprising a welcoming living room, a separate dining room and a kitchen, providing an excellent foundation for modernisation. Whether you choose to retain the existing character or completely reimagine the space, the possibilities are endless.

To the first floor, the property benefits from three well-proportioned bedrooms, offering ample accommodation for families, guests or those working from home. A family bathroom completes the upstairs layout, with further scope to update and redesign to suit contemporary living.

Outside, the property enjoys excellent outdoor space. To the front, there is a garden alongside a driveway providing valuable off-road parking. The generous rear garden is a real highlight, offering plenty of space for landscaping, entertaining, family enjoyment or even future extensions, subject to the necessary planning permissions.

Positioned within a highly desirable village location, this property combines fantastic potential with an enviable setting. Whether you're an investor, developer or buyer searching for a rewarding renovation project, this home offers the rare chance to create something truly special and add significant value along the way.

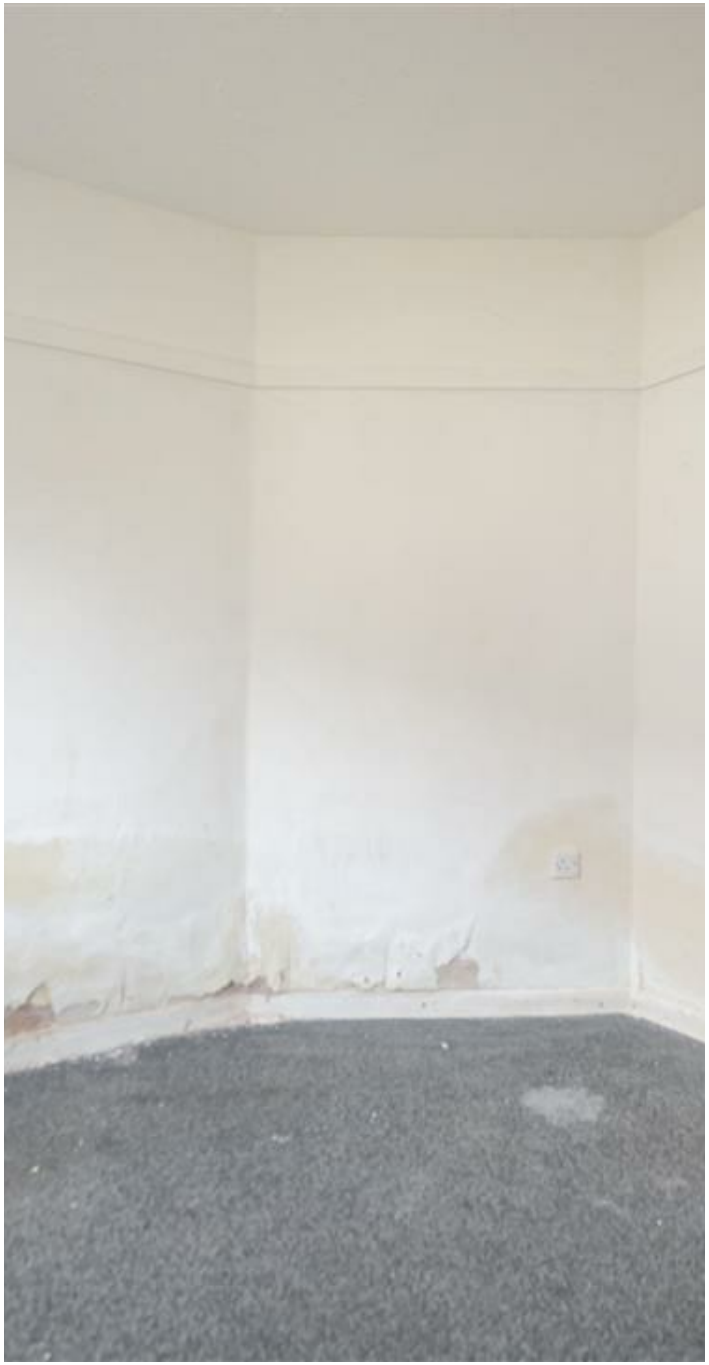






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## LIFE IN RAINWORTH

***Situated in the well-connected village of Rainworth, this property enjoys a fantastic location that offers the perfect blend of village living, everyday convenience and easy access to the beautiful Nottinghamshire countryside. Popular with families, professionals and retirees alike, Rainworth has developed into a thriving community with an excellent range of local amenities.***

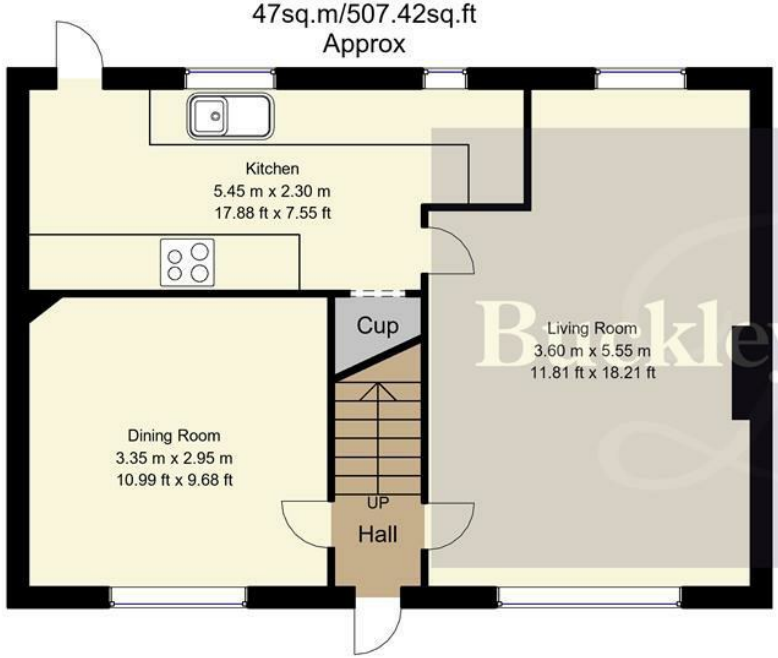
The village offers everything needed for day-to-day life, including supermarkets, independent shops, cafés, healthcare facilities, pharmacies and well-regarded primary schools, with a choice of secondary schools available in the surrounding areas. Mansfield town centre is just a short drive away, providing an even wider selection of shopping, restaurants, leisure facilities and entertainment.

For those who enjoy the outdoors, Rainworth is ideally positioned close to some of Nottinghamshire's most renowned beauty spots. Sherwood Forest National Nature Reserve, Rufford Abbey Country Park, Vicar Water Country Park and Sherwood Pines Forest Park are all within easy reach, offering miles of walking trails, cycling routes, picnic areas and family attractions throughout the year.

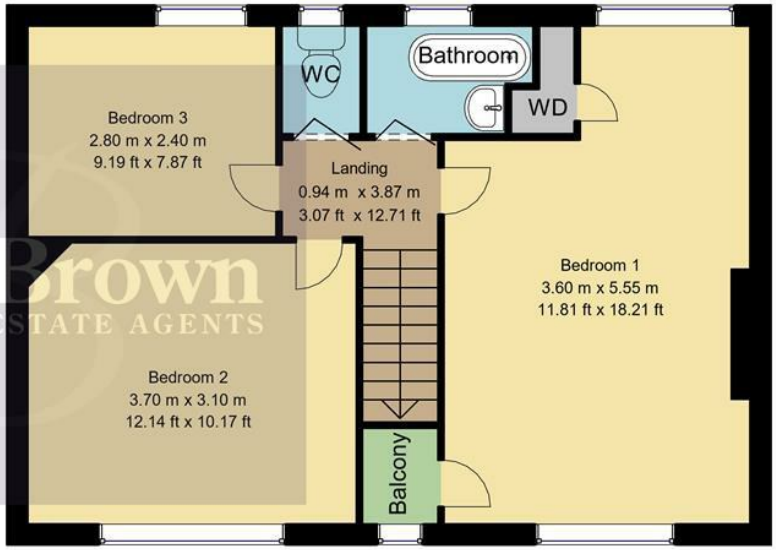
Commuters benefit from excellent transport links, with convenient access to the A617 and A614, connecting easily to Mansfield, Newark, Nottingham and the A1. The nearby A38 and M1 motorway also provide straightforward routes across the wider region.

Combining a welcoming village atmosphere, excellent amenities and outstanding access to both countryside and commuter routes, Rainworth continues to be a highly desirable location, offering a wonderful lifestyle for buyers of all ages.

Ground Floor
47sq.m/507.42sq.ft
Approx




First Floor
47sq.m/507.42sq.ft
Approx




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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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# Key Features

**Complete renovation project**

Fantastic opportunity to add value

Spacious living room and separate dining room

Three well-proportioned bedrooms

Driveway providing off-road parking

Viewing recommended to appreciate the opportunity

EPC Rating - C

Council Tax Band - A

Approx Sq Ft - 1014.84

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# Exceptional homes deserve exceptional representation.

## Let's Chat.

**01623 633633**

mansfield@buckleybrown.co.uk

buckleybrown.co.uk

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