



Offers Over £180,000 Freehold

73 THE HAY FIELDS | RAINWORTH | MANSFIELD | NG21 0PB

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Welcome to this beautifully presented property, ideally situated in the sought-after area of Rainworth, offering easy access to a wide range of local amenities, reputable schools, and excellent transport links—making it the perfect choice for families, first-time buyers, or professionals.

The spacious living room offers a comfortable and relaxing space, ideal for everyday family life. To the rear, you'll find the open-plan kitchen/dining area, complete with ample worktop and storage space—perfect for cooking, dining, and entertaining. Double doors open directly onto the rear garden, creating a lovely indoor-outdoor flow. A convenient downstairs WC completes the ground floor.

Upstairs, the property features three well-proportioned bedrooms, all filled with natural light and offering flexible space for family living, guests, or home working. The modern family bathroom is finished with a three-piece suite, including a bath with an overhead shower.

Externally, the front of the home benefits from a driveway offering ample off-street parking. The rear garden is private and low-maintenance, featuring a patio seating area, artificial lawn, and a charming summer house—ideal for a playroom, home office, or peaceful retreat. The entire garden is enclosed with secure fencing, making it safe and suitable for children and pets.

Call today to view!!!





Porch

With access into;

Living Room 8'10" x 15'0"

With laminate flooring, built in storage cupboard, window to the front elevation and a door providing access into the kitchen.

Kitchen/ Dining Room 13'4" x 9'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room allows ample space for your dining furniture. With a window and double doors to the rear elevation. With access into the WC.

WC 2'10" x 5'0"

Complete with a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 13'4" x 8'0"

With carpeted flooring and a window to the rear elevation.

Bedroom Two 6'7" x 10'0"

With carpeted flooring and a window to the front elevation.

Bedroom Three 6'8" x 6'11"

With carpeted flooring and a window to the front elevation.

Bathroom 6'7" x 6'4"

Complete with a three piece suite including

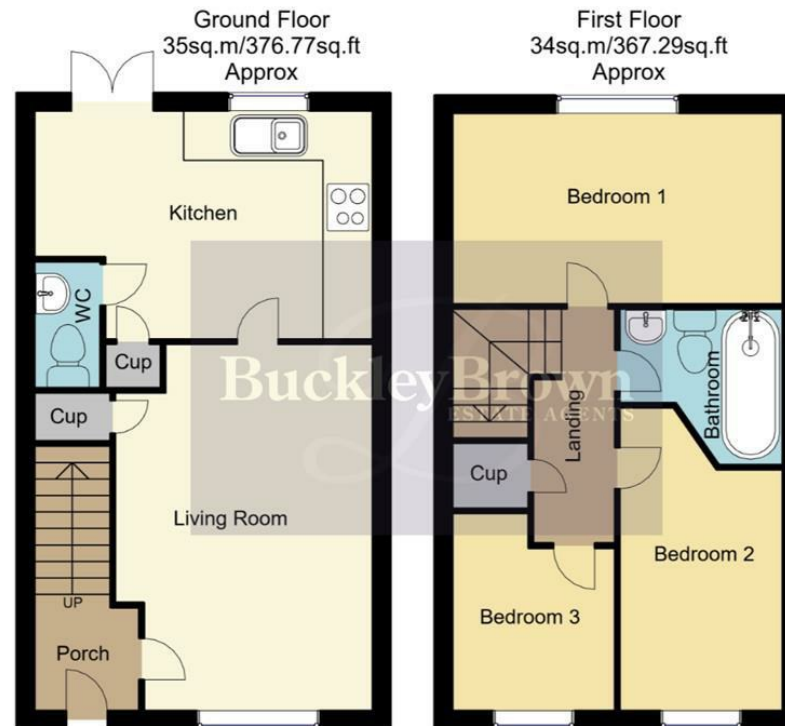


a bath with an over head shower, low flush WC and a hand wash basin.

Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden hosts a patio seating area, artificial lawn and a summer house. All surrounded by secure fencing.





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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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