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£350,000

The Hollies, Rainworth, Mansfield,

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

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"A fantastic example of a highly sought-after bungalow, occupying a brilliant position within the village! Recently renovated throughout and offering an impressively spacious footprint, this is a home that ticks so many boxes, with the exciting bonus of further scope to add value and really make it your own!"

Tim, Valuer



## SPACIOUS, STYLISH AND READY TO ENJOY

***A beautifully presented detached bungalow offering spacious, modern accommodation, a lovely garden and a fantastic double garage.***

Offering a wonderful blend of space, style and versatility, this impressive detached bungalow has been renovated throughout to create a modern, minimalist home that is ready to enjoy. With three bedrooms, two reception rooms, two bathrooms including an ensuite, and a conservatory overlooking the garden, there is plenty of room to suit a variety of needs. Outside, a driveway, double garage and an enclosed rear garden with lawn and paved seating areas complete the picture, while the generous layout offers exciting scope for those looking to make the most of the space.



## THE FINER DETAILS

*The bungalow has a fresh, contemporary feel throughout, with a practical layout that makes excellent use of the available space. Previously arranged as a four-bedroom, one-reception home, it offers flexibility for buyers who may wish to explore alternative uses for the accommodation, subject to their requirements.*

The living room provides a spacious and comfortable place to relax, with doors opening into the conservatory to create a lovely connection with the garden. The kitchen is modern and neatly presented, offering a practical space for everyday cooking, while the separate dining room provides an additional reception area for family meals, entertaining or more flexible use. With two reception rooms and the conservatory, there is plenty of choice when it comes to how the living space is enjoyed.

All accommodation is arranged on one level, with three bedrooms offering flexibility for family, guests or working from home. The main bedroom benefits from its own ensuite, while a separate family bathroom serves the remaining bedrooms. The layout is both practical and adaptable, with the added benefit of having previously been used as a four-bedroom arrangement.

To the front, a driveway provides off-street parking and leads to a fantastic double garage, offering useful storage or space for vehicles and hobbies. The rear garden is a lovely addition, with a combination of lawn and paved seating areas creating space to relax outdoors, enjoy the warmer months or entertain friends and family.





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## LIFE IN RAINWORTH

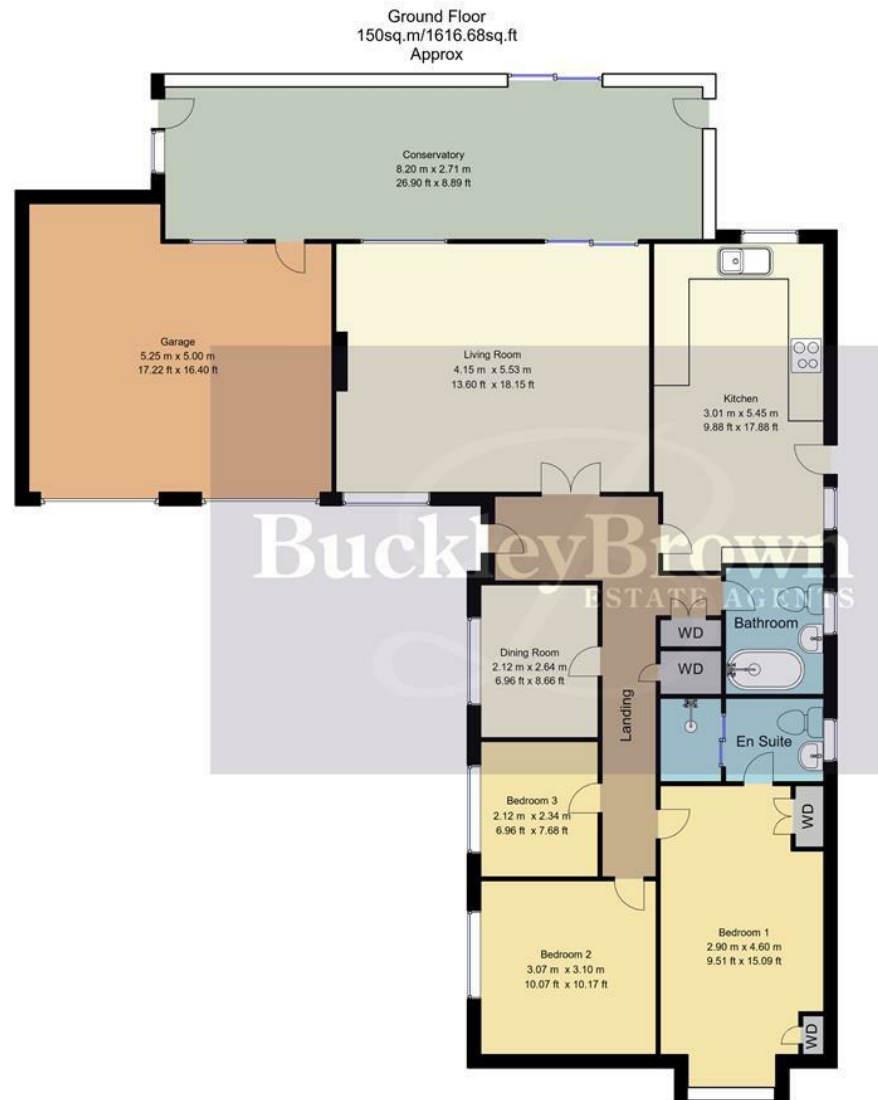
***Rainworth is a well-established village offering a great balance between everyday convenience and easy access to the wider area.***

There is a good selection of local amenities within the village, including shops, places to eat, pubs and essential services, while Mansfield is just a short distance away for a wider choice of shopping, leisure and town-centre facilities. Newark and Sherwood District Council

For families, Rainworth is particularly appealing, with local primary schools including Lake View Primary and Python Hill Academy, together with The Joseph Whitaker School providing secondary education within the village. Rainworth Parish

The surrounding area also offers plenty of opportunity to enjoy the outdoors, with Sherwood Forest and Sherwood Pines close by, while the village's position alongside the A617 provides convenient road connections towards Mansfield, Newark and Nottingham.





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

### Impressive detached bungalow

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Three bedrooms and two reception room

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Modern, minimalist finish throughout

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Main bedroom with ensuite

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Separate family bathroom

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Conservatory overlooking the garden

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Driveway, double garage and rear garden

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Approx. Size

1,616 Sq. ft

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EPC Rating

D

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Council Tax band

D

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exceptional representation.

Let's Chat.

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