



Offers Around £165,000 Freehold

19 OXFORD CLOSE | RAINWORTH | MANSFIELD | NG21 0AZ

BuckleyBrown
ESTATE AGENTS

"A well-planned and thoughtfully arranged home offering a generous level of internal space, with accommodation that flows seamlessly from room to room. The layout provides excellent flexibility, easily adapting to a range of modern lifestyle needs, whether for family living, home working, or entertaining, making it a highly practical and appealing option within its category."

- Jon, Director





STYLISH AND VERSATILE HOME WITH GENEROUS LIVING SP

Perfectly positioned within a popular residential setting, this modern home offers both comfort and convenience.

From the moment you arrive, the property presents itself as a well-cared-for modern home, thoughtfully designed with attention to detail throughout. Offering spacious and versatile accommodation, this three-bedroom property is ideally suited to a range of buyers, including growing families, first-time buyers, or those simply seeking a stylish home ready to move straight into and enjoy.

STEP INSIDE

Well-proportioned throughout, this home offers practical and flexible accommodation ideal for modern living.

The ground floor offers a generously proportioned and extensive lounge, enjoying windows to both the front and rear aspects

which allow natural light to flow throughout the space. This creates a bright and comfortable living area, ideal for relaxation or family time. Next door, there is a versatile kitchen/dining room fitted with a range of units and ample space for dining furniture, with sliding doors opening directly onto the garden, seamlessly blending indoor and outdoor living and making it perfect for entertaining.

To the first floor, the property provides three well-proportioned bedrooms, each offering a neutral blank canvas ready for a buyer to put their own stamp on. The accommodation is completed by a modern, neutral three-piece family bathroom suite accessed from the landing, providing practical and well-presented facilities for everyday use.

Externally, the front of the property benefits from a large private driveway offering excellent off-street parking for multiple vehicles. To the rear is a small, enclosed lawned garden, fully fenced for privacy and security, providing a



manageable outdoor space that is ideal for relaxing, children's play, or low-maintenance outdoor enjoyment.

LIFE IN RAINWORTH

Rainworth is a well-regarded village located in the Newark and Sherwood district of Nottinghamshire, offering a pleasant blend of semi-rural surroundings, strong community spirit and convenient access to nearby towns and cities. Positioned close to Mansfield and surrounded by open countryside, it provides an appealing setting for those seeking a quieter pace of life while remaining well connected.

The village itself offers a good range of local amenities, including convenience stores, pubs, takeaways and everyday services, catering well to day-to-day needs. There are also well-regarded schools within the area, making Rainworth a popular choice for families. The village has a friendly, established feel, with a strong sense of community and regular local activities contributing to its appeal.

Surrounded by attractive countryside and green space, Rainworth is ideal for those who enjoy the outdoors. Nearby Sherwood Forest and Rainworth Water Nature Reserve offer excellent opportunities for walking, cycling and wildlife spotting, while surrounding woodland and rural routes provide plenty of space for recreation and relaxation.

Despite its village setting, Rainworth benefits from excellent transport links. It sits conveniently close to Mansfield, with easy access to Nottingham, Newark and surrounding towns via the A617 and wider road network. This makes it a practical choice for commuters who want a balance between rural living and accessibility to larger employment centres.

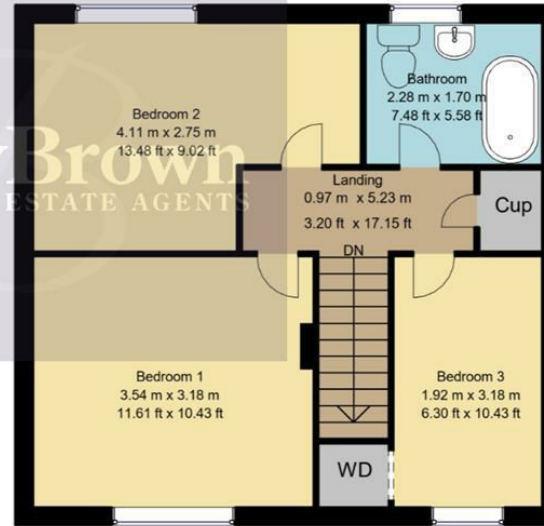
Rainworth is particularly well suited to families, first-time buyers and those looking to enjoy a quieter lifestyle without sacrificing convenience. With its blend of local amenities, countryside surroundings and strong connectivity, it remains a popular and well-positioned village within Nottinghamshire.



Ground Floor
60sq.m/649.91sq.ft
Approx



First Floor
42sq.m/448.95sq.ft
Approx



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 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. Specially 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			
(55-68) D		64	70
(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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