

£200,000

Leeway Road, Rainworth, Mansfield,



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is carefully presented, so you can explore  
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"Positioned on a fantastic corner plot that's guaranteed to impress the moment you arrive, this is a home bursting with potential in one of the area's most sought-after villages. Whether you're looking to move straight in or unlock even more value over time, this is an exciting opportunity you won't want to miss."

Tim, Valuer



## MAKE IT YOUR OWN

*Occupying an impressive corner plot, this charming two-bedroom bungalow offers a fantastic opportunity for buyers looking for a home with plenty of potential.*

Set within a highly desirable village location, the property provides generous outside space and versatile accommodation, with scope to make it truly your own. Whether you're searching for a home to settle straight into or a property you can enhance over time, this is one not to be missed.





## THE FINER DETAILS

*Situated within a desirable residential area, this well-presented two-bedroom detached bungalow occupies a generous plot and offers spacious, versatile accommodation throughout.*

With plenty of potential to make the property your own, it's an excellent opportunity for anyone looking to enjoy comfortable single-storey living in a sought-after location.

Stepping inside, the welcoming entrance hallway provides access to the main living spaces. The living room offers a comfortable setting to relax and unwind, while the kitchen provides plenty of space for everyday cooking and dining. To the rear, a greenhouse/sun room creates an additional light-filled space overlooking the garden and offers a lovely spot to sit and enjoy the surroundings.

The property features two well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes for convenient storage. Completing the internal accommodation is the bathroom, conveniently positioned to serve both bedrooms.

Outside, the property continues to impress with attractive plants and shrubs creating a welcoming frontage, alongside a private driveway providing off-road parking and access to the double garage. To the rear is a particularly generous garden, featuring a large lawn surrounded by an established variety of flowers, mature trees and shrubs, creating a colourful and private outdoor space with plenty of room to enjoy.







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## LIFE IN RAINWORTH

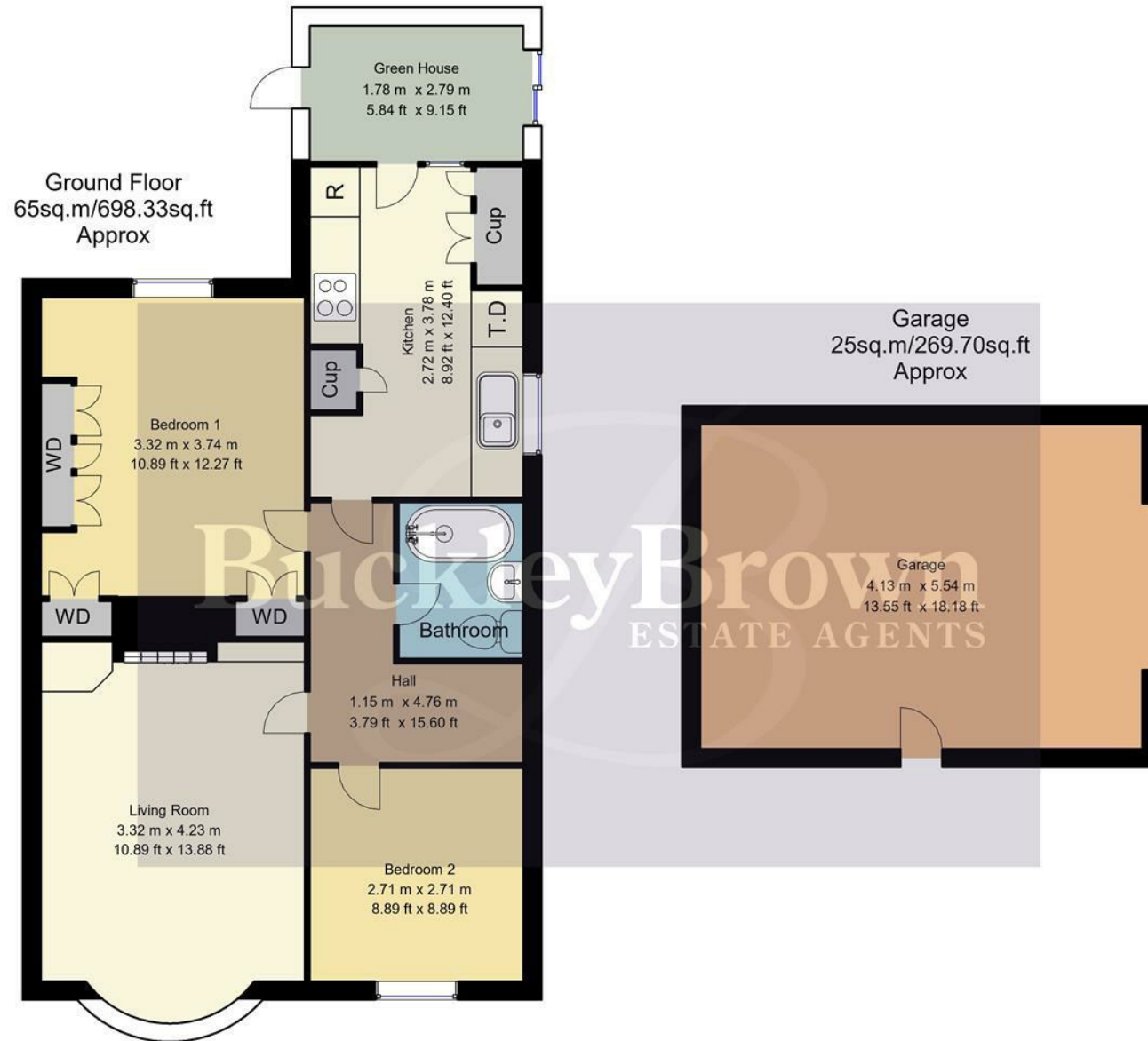
***Rainworth is a welcoming Nottinghamshire village offering a relaxed community feel alongside the convenience of everyday amenities.***

With a mix of established neighbourhoods and modern homes, the area appeals to a wide range of buyers, from first-time homeowners and young families to those looking to settle somewhere with a quieter pace of life.

The village has a good selection of local shops and services, making day-to-day life convenient without always needing to travel further afield. For a wider choice of shopping, dining and leisure facilities, nearby Mansfield is within easy reach, while Nottingham provides even more options for days out, entertainment and city-centre shopping.

For those who enjoy spending time outdoors, Rainworth benefits from attractive green spaces and countryside nearby. Local walking routes provide plenty of opportunities to get outside, whether it's for a weekend stroll, walking the dog or simply enjoying a change of scenery.





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.



## Key Features

### Two-Bedroom Detached Bungalow

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Generous Corner Plot

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Spacious Living Room

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Greenhouse / Sun Room To The Rear

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Master Bedroom With Fitted Wardrobes

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Established Front & Rear Gardens

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Private Driveway Providing Off-Road Parking

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Large Rear Lawn With Mature Trees, Flowers & Shrubs

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Approximate Size

967 Sq. ft

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Energy Performance Certificate

D

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Council Tax Band

B

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exceptional representation.

Let's Chat.

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