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£195,000

The Hay Fields, Rainworth, Mansfield,

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

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"I genuinely think this has everything you could want for the price. A garage, a sunny south-facing garden and fantastic all-round value. It's a home that simply makes sense."

- Luke, Senior Valuer



NO FILTER NEEDED

If you're searching for a home that delivers exceptional value without compromising on the features that matter most, this property deserves your attention.

Beautifully presented and thoughtfully designed, it offers a fantastic balance of comfortable living space, practicality and outdoor enjoyment. Whether you're a first-time buyer, downsizer or growing family, this is a superb opportunity to secure a property that truly ticks all the boxes.



THE FINER DETAILS

Stepping inside, you'll find a bright and well-maintained home offering comfortable living spaces that are perfectly suited to modern family life.

The ground floor features a spacious living room, enhanced by a beautiful bay window that fills the room with natural light. To the rear, the open-plan kitchen/dining room provides an excellent space for both everyday living and entertaining, complete with French doors opening onto the rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, all presented as blank canvases ready for a new owner to personalise. These are served by a stylish and generously sized four-piece family bathroom suite, featuring both a bath and separate shower.

Externally, the property boasts a low-maintenance front lawn alongside a private driveway providing off-road parking and access to the garage. To the rear is a fully enclosed garden, predominantly laid to lawn with a patio seating area, creating the perfect outdoor space for relaxing, entertaining or enjoying time with family and friends.





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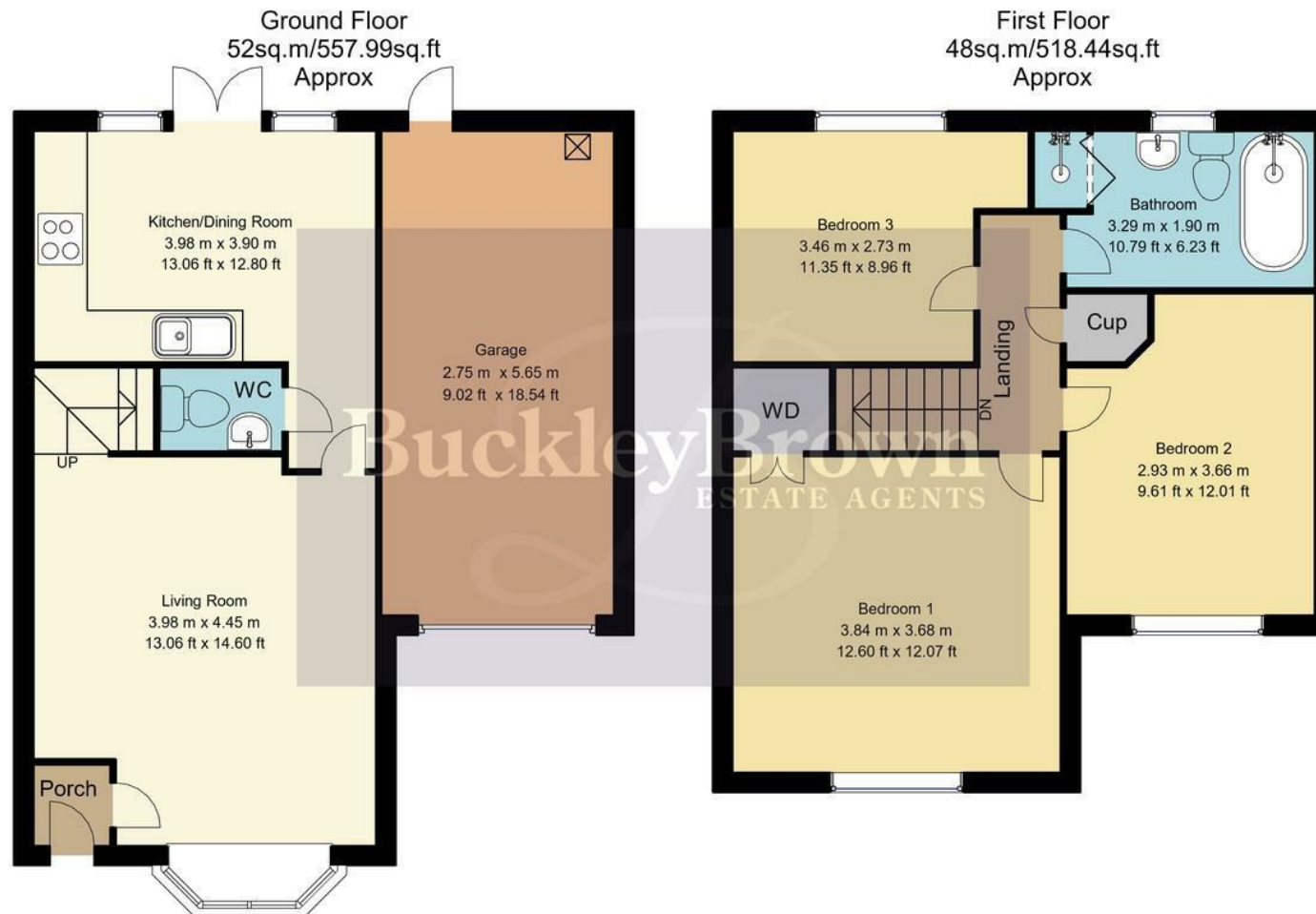
LIFE IN RAINWORTH

Rainworth is a well-established Nottinghamshire village that offers the perfect balance of peaceful surroundings and everyday convenience.

The village benefits from a range of local amenities, including supermarkets, independent shops, cafés, schools, healthcare facilities and traditional pubs, ensuring residents have everything they need close to home. With a friendly community atmosphere and several parks and green spaces nearby, Rainworth is an ideal location for families, first-time buyers and those looking to enjoy a quieter pace of life.

Despite its village setting, Rainworth enjoys excellent transport links, with easy access to Mansfield, Nottingham and the A617, A60 and M1 motorway, making it a great choice for commuters. Nature lovers are also well catered for, with the legendary Sherwood Forest, Vicar Water Country Park and an abundance of countryside walks just a short drive away. Combining excellent connectivity with a relaxed lifestyle and access to beautiful outdoor spaces, Rainworth continues to be a popular and sought-after place to call home.





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

Substantial corner plot

Blank canvas opportunity

Move in ready condition - recently refurbished throughout

Private driveway and single garage

Ideal for first time buyers or investors

Size approximately 1075 sq.ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band B

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exceptional representation.

Let's Chat.

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