



Offers In The Region Of £245,000

28 SYCAMORE CLOSE | RAINWORTH | MANSFIELD | NG21 0FX

**BuckleyBrown**  
ESTATE AGENTS

## MOVE ON IN...

We welcome you to this three bedroom detached property, located in the heart of Rainworth, near a range of amenities such as local shops, schools, parks and transport links. This property offers a great living opportunity for first-time buyers, families, and couples seeking a home with neutral decor throughout. Lets take a look inside...

Upon entry, you will be welcomed by the bright and airy dining/living room, which is complete with a feature fireplace, adding that touch of character and charm. This room also doubles as a dining room with ample space to add your homely furnishings. Double doors lead you straight through to the conservatory. This room is perfect for those who love to enjoy the outdoors all year round, with its surrounding windows and doors this room offers a seamless connection between the indoor and outdoor spaces. Next, you will find the kitchen which hosts an array of matching wooden cabinetry and ample worktop space, making it perfect for meal preparation and entertaining.

Upstairs, the property features three generously sized bedrooms. The master bedroom has the added luxury of its own ensuite facility which comprises of a three piece suite. Just off the landing, you will find the shower room which provides a sleek three-piece suite, offering both style and convenience. Each bedroom offers a comfortable retreat, making this home perfect for family living.

The exterior of the property is equally impressive, with new windows and doors, a driveway providing ample off-road parking and a garage for additional storage or secure parking. The front also features a neatly maintained laid lawn, adding to the home's kerb appeal. To the rear, you'll find a well-maintained garden with a laid lawn, perfect for outdoor activities. A paved patio seating area offers an ideal spot for relaxation and entertaining, while a handy shed provides extra storage.

Call today to arrange a viewing!!!





**Entrance Hall**

With stairs rising to the first floor, window to the front elevation and a door providing access into;

**Dining/Living Room 13'7" x 23'1"**

With laminate flooring, feature fireplace, built in storage cupboard, window to front elevation and double doors leading through to the conservatory.

**Conservatory 10'11" x 8'10"**

With surrounding windows and doors, allowing in a flood of natural light.

**Kitchen 8'7" x 8'3"**

Complete with matching wooden cabinetry and ample worktop space with an inset

sink and drainer. With a window to the rear elevation and a door providing direct access to the garden.

**Landing**

Surrounding doors provide access into;

**Bedroom One 16'9" x 8'0"**

With carpeted flooring, central heating radiator and window to front elevation. This room benefits from its own en-suite facility.

**En-suite 8'0" x 6'0"**

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to rear elevation.



**Bedroom Two 13'8" x 11'5"**

With carpeted flooring, central heating radiator and window to front elevation.

**Bedroom Three 11'7" x 7'5"**

With carpeted flooring, central heating radiator and window to rear elevation.

**Shower Room 6'0" x 5'11"**

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to rear elevation.

**Outside**

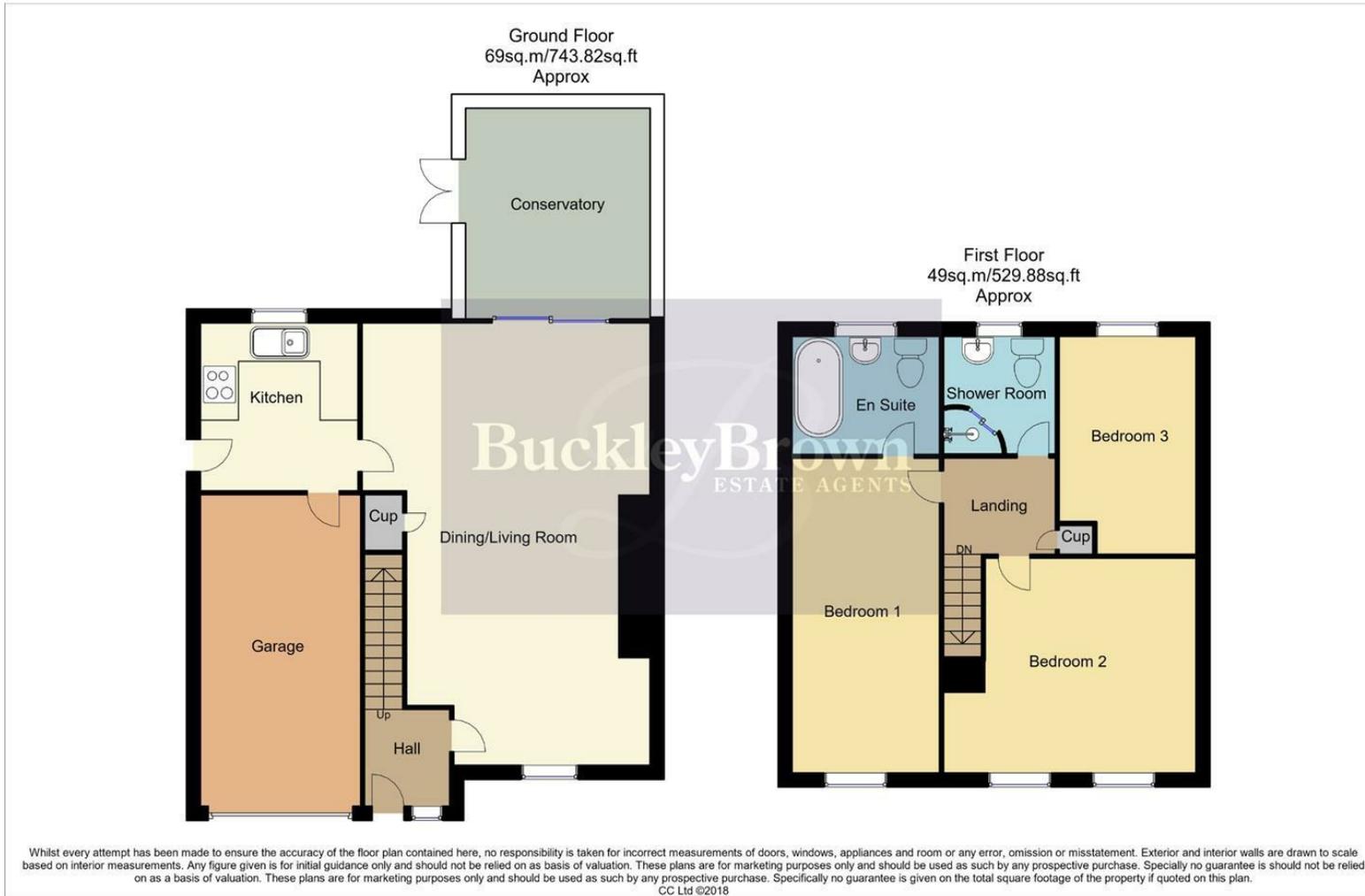
The front of the property offers a driveway and garage, providing ample off-road parking, as well as a surrounding laid

lawn, creating a great kerb appeal. To the rear of the property you will find a well maintained lawn area, a patio seating area, a handy shed and surrounding fences along with new windows and doors

**Garage 16'10" x 8'3"**

Accessible from the kitchen and front elevation. The garage provides further off-street parking or handy storage.





**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	63		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## BuckleyBrown Estate Agents

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