



56 Station Road
Rainworth, Nottinghamshire NG21 0AJ
£210,000

- SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE
- DOUBLE GLAZING THROUGHOUT
- LOUNGE WITH FRENCH DOORS TO REAR
- OFF-STREET PARKING FOR TWO CARS
- EXCELLENT LINKS TO LOCAL AMENITIES, THE A614 AND MANSFIELD
- GAS CENTRAL HEATING
- NEUTRALLY DECORATED THROUGHOUT
- MODERN DINING KITCHEN & UTILITY ROOM
- ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed along Southwell Road West (A6191) towards Rainworth for approximately 3.7 miles. At the traffic island with the A617, take the second exit and continue along this road for a further 1.4 miles, which becomes Southwell Road East (B6020) before turning right on to Station Road, where the property can be found on the left hand side of the road.

ACCOMMODATION COMPRISES

A part glazed UPVC entrance door leads to:

ENTRANCE HALL

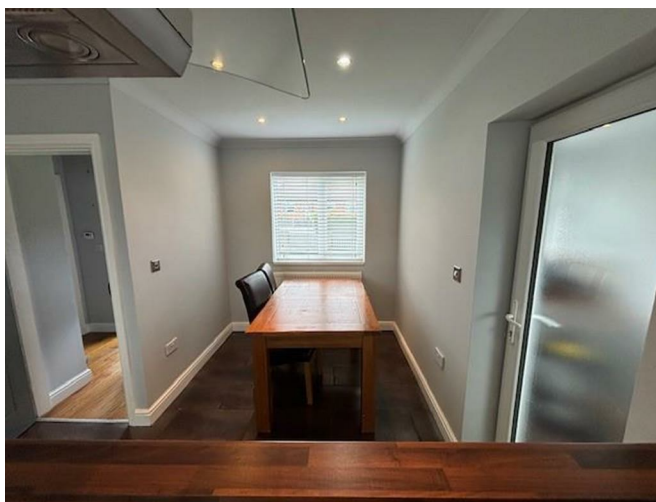
Having a wooden floor, stairs off to the first floor and radiator

KITCHEN/DINER

17'11" narrowing to 8'1" x 13'4" narrowing to 7'1"

(5.48m narrowing to 2.48m x 4.07m narrowing to 2.16)

High gloss white wall and base units with wood effect roll edge worktops, built-in oven, gas hob and stainless steel extractor over, plumbing for washing machine, built-in fridge and freezer, built-in dishwasher, stainless steel 1 and a half bowl sink with drainer and mixer tap, tiled splashbacks, UPVC double glazed window to rear garden, UPVC double glazed window to front garden, underfloor heating, tiled floor, built-in wine cooler, spotlights, storage cupboard, opaque UPVC double glazed door to:



UTILITY ROOM

9'9" x 3'8" (2.98m x 1.12m)

Radiator, UPVC double glazed window to side and front elevations, tiled floor, high gloss white storage cupboard, part double glazed UPVC door to rear garden.



LOUNGE

21'9" (into bay) x 10'9" (6.64m (into bay) x 3.30m)

Wooden floor, UPVC double glazed bay window to front elevation, radiator, UPVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Fitted carpet, UPVC double glazed window to rear garden.

BEDROOM ONE

12'2" x 10'3" (3.71m x 3.13m)

Fitted carpet, radiator, UPVC double glazed window to front elevation, built-in wardrobes, spotlights



BATHROOM

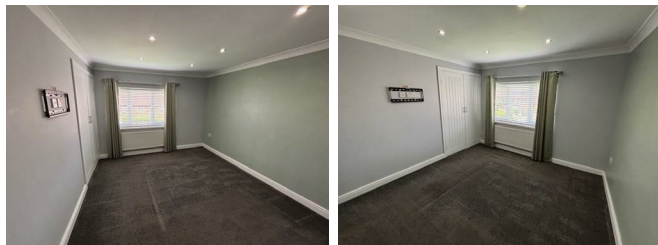
9'8" (max) x 5'4" (2.95m (max) x 1.63m)

Having a white 3 piece suite comprising bath with shower over, sink within a high gloss white unit, opaque UPVC double glazed window to rear elevation, contemporary vertical radiator, spotlights and extractor fan

BEDROOM TWO

10'10" x 8'9" (3.31m x 2.68m)

Spotlights, radiator, UPVC double glazed window to front aspect, built-in wardrobes and fitted carpet.



BEDROOM THREE

8'9" x 7'1" (2.67m x 2.18m)

Fitted carpet, radiator, UPVC double glazed window to rear aspect, built-in wardrobes and spotlights.



and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5880/15.04.26

OUTSIDE

To the front is a block paved driveway for up to two cars leading to the raised artificial lawn. Wooden double gates to the side lead to the enclosed rear garden which comprises a block paved seating area with steps up to an artificial lawn and two sheds. One is wooden and the other is metal. There is a raised planting area, a BBQ area an outside tap and electric sockets.



Council Tax Band: A (Newark & Sherwood District Council)

FINANCIAL ADVICE

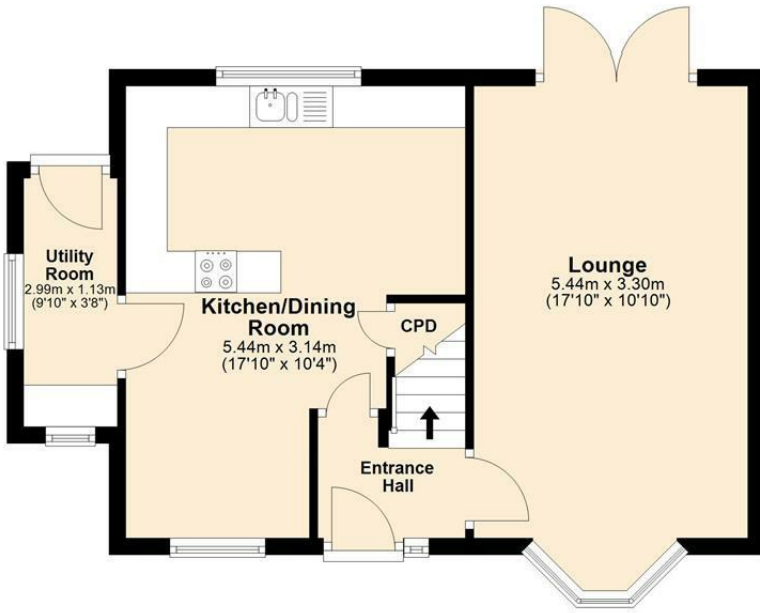
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering

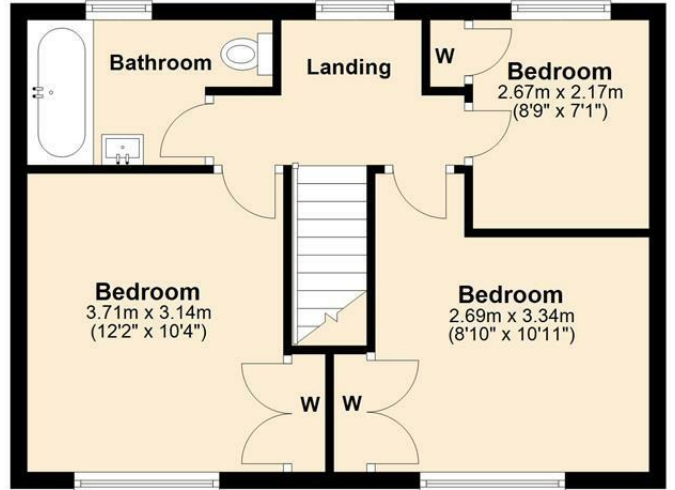
Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 86.0 sq. metres (926.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	79
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

