



Kirklington Road, Rainworth  
Mansfield, NG21 0JX

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£178,000 Freehold**

**\*\*A MODERN THREE-BEDROOMED ENERGY-EFFICIENT PROPERTY, SITUATED ON A SMALL DEVELOPMENT WITH A GARAGE AND TARMAC DRIVEWAY (situated at the rear). THIS PROPERTY IS SET OVER THREE STOREYS MAKING THIS IDEAL FOR FAMILIES NEEDING SPACE \*\***

OFFERED FOR SALE WITH NO UPWARD CHAIN-  
Comprising of the following: Entrance hallway with stairs rising, downstairs cloakroom/WC, lounge with patio doors/matching side panels at the rear, fitted kitchen with breakfast area and various integrated appliances.

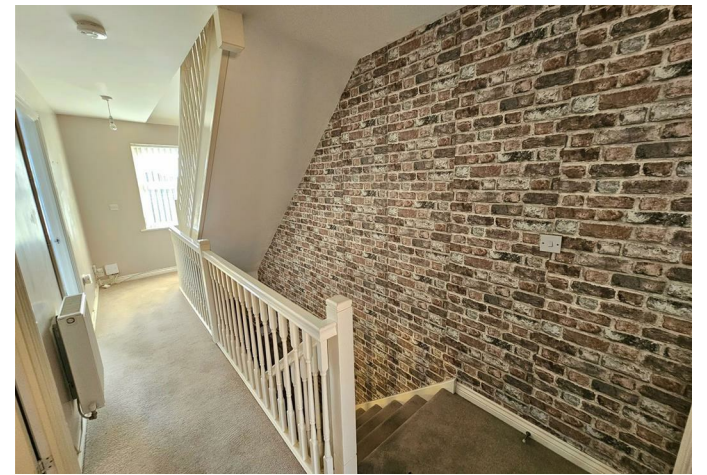
First floor: Galleried landing, two bedrooms (x1 double and x1 single), and a three-piece family bathroom.

Second floor: Landing, leading into the master bedroom boasting two roof windows, fitted dressing area, and En-suite shower room.

Externally: Low maintenance frontage set back from the road, gated side access, garage, and driveway, along with a great space at the rear with artificial grass and stone paving and decked patio areas.

THIS IS A LOT OF PROPERTY FOR THE MONEY!



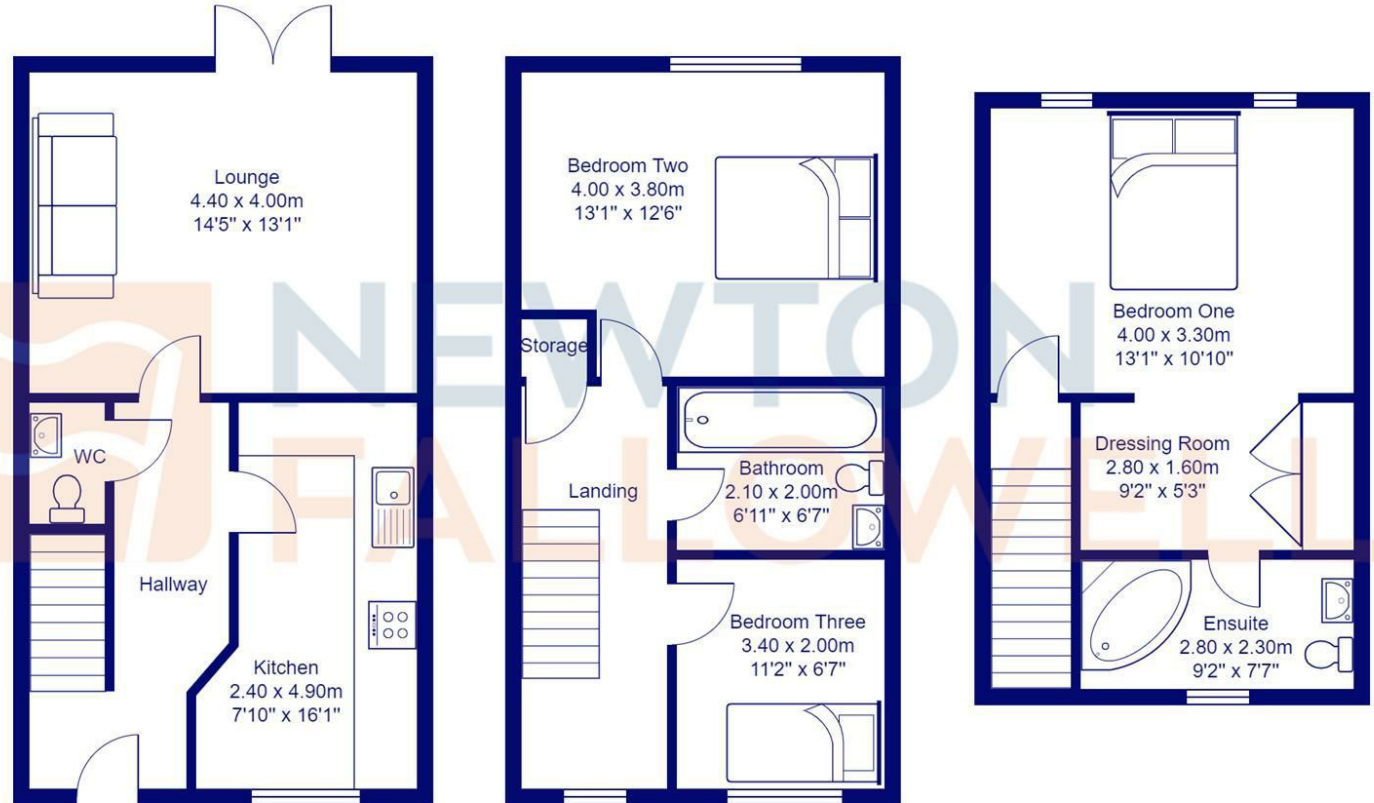


- Three storey living
- Driveway and garage at rear
- Rear enclosed garden
- Master bedroom has the benefit of En-suite shower room and dressing area
- Popular residential location with space to grow
- GCH system
- UPVC double glazed windows
- NO UPWARD CHAIN-READY TO VIEW NOW!



## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            | <b>79</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |



### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

### AGENTS NOTE – DRAFT PARTICULARS:

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