



**NEWTON**

**Tudor Crescent, Rainworth**  
**Mansfield, NG21 0AW**



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**FALLOWELL**

**Tudor Crescent, Rainworth  
Mansfield, NG21 0AW  
£155,000 Freehold**

**\*\*SITUATED ON A CORNER PLOT WITH PLENTY OF PARKING (via the gated driveway) is this extended three-bedroomed semi-detached home, with FIVE reception rooms! This property has masses of potential to make it your own and is perfect for growing families\*\***

This property will be popular briefly comprising of the following: Entrance hallway with stairs rising, lounge with patio doors onto the rear elevation, dining room, fitted kitchen, inner hallway/reception room four, and a large utility room which could be made into anything you wish.

First floor: Landing, three bedrooms, and a family bathroom.

Externally: Gardens to the front/side and rear elevations, gated driveway for multiple vehicles, laid-to lawn, and well-stocked shrubs and flora.

AVAILABLE TO VIEW-OFFERED FOR SALE WITH NO UPWARD CHAIN



### Utility Room

14'7" x 7'2" (4.448 x 2.192)

### Entrance Hallway

9'7" x 6'5" (2.932 x 1.965)

### Dining Room

11'1" x 9'8" (3.385 x 2.957)

### Kitchen

11'3" x 9'8" (3.431 x 2.959)

### Lounge

19'8" x 11'3" (6.005 x 3.449)

### Bathroom

7'7" x 5'10" (2.312 x 1.788)

### Bedroom 3

10'7" x 6'4" (3.246 x 1.954)

### Bedroom 4.132 x 2.187

### Master Bedroom

10'5" x 9'6" (3.200 x 2.914 )

### Landing

10'0" 2'9" (3.064 0.840)





| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) <b>A</b>                          |                         | <b>84</b>                                                                         |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            | <b>65</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 2002/91/EC |  |

COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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