



 NEWTON

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

 **NEWTON**  
**FALLOWELL**

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

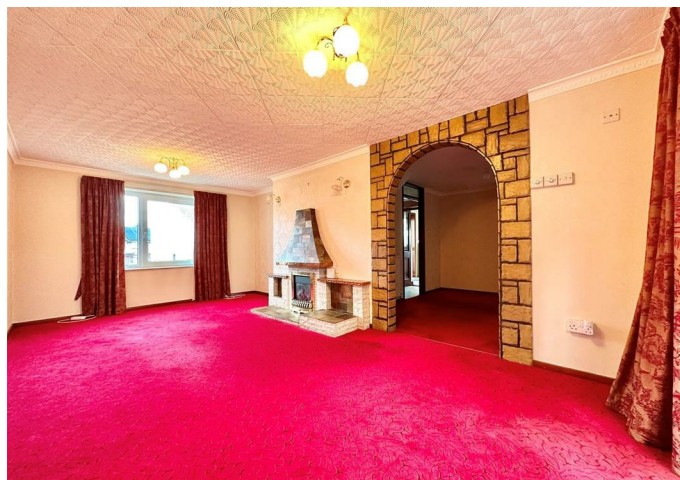
**\*\*SITUATED ON A CORNER PLOT WITH PLENTY OF PARKING (via the gated driveway) is this extended three-bedroomed semi-detached home, with FIVE reception rooms! This property has masses of potential to make it your own and is perfect for growing families\*\***

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>		
(81-91) <b>B</b>		<b>84</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:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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