



 **NEWTON
FALLOWELL**

The Hollies, Rainworth
Mansfield, NG21 0FZ

 **NEWTON
FALLOWELL**

**The Hollies, Rainworth
Mansfield, NG21 0FZ
£299,950 Freehold**

****A LOVELY POSITION IN A GREAT LOCATION WITH A GARAGE AND CARPORT/DRIVEWAY. Offered for sale is this attractive three-bedroom detached bungalow with generous amounts of space in the lounge, separate dining/kitchen, and conservatory. OFFERED FOR SALE WITH NO UPWARD CHAIN****

New for January is this very well-presented spacious home which briefly comprises of the following: L-shaped entrance hallway with two built-in store cupboards, a wall-mounted combination boiler, and lounge to the side elevation which then leads you straight into the upvc conservatory serving as an additional reception room (we are told is a little suntrap to enjoy long summers).

The main family bathroom has a fitted three-piece suite, separate En-suite shower room, three bedrooms (two double and one single), separate WC with a wash hand basin.


Externally: Well-stocked gardens to the front and both sides, driveway/carport, and detached garage with up and over door. There is rear access from the kitchen door onto the back.





- Three bedroomed detached bungalow
- Commanding plot with well maintained gardens
- Detached garage, carport and driveway
- Conservatory
- Generous reception room sizes
- GCH system
- NO UPWARD CHAIN



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

COUNCIL TAX INFORMATION:

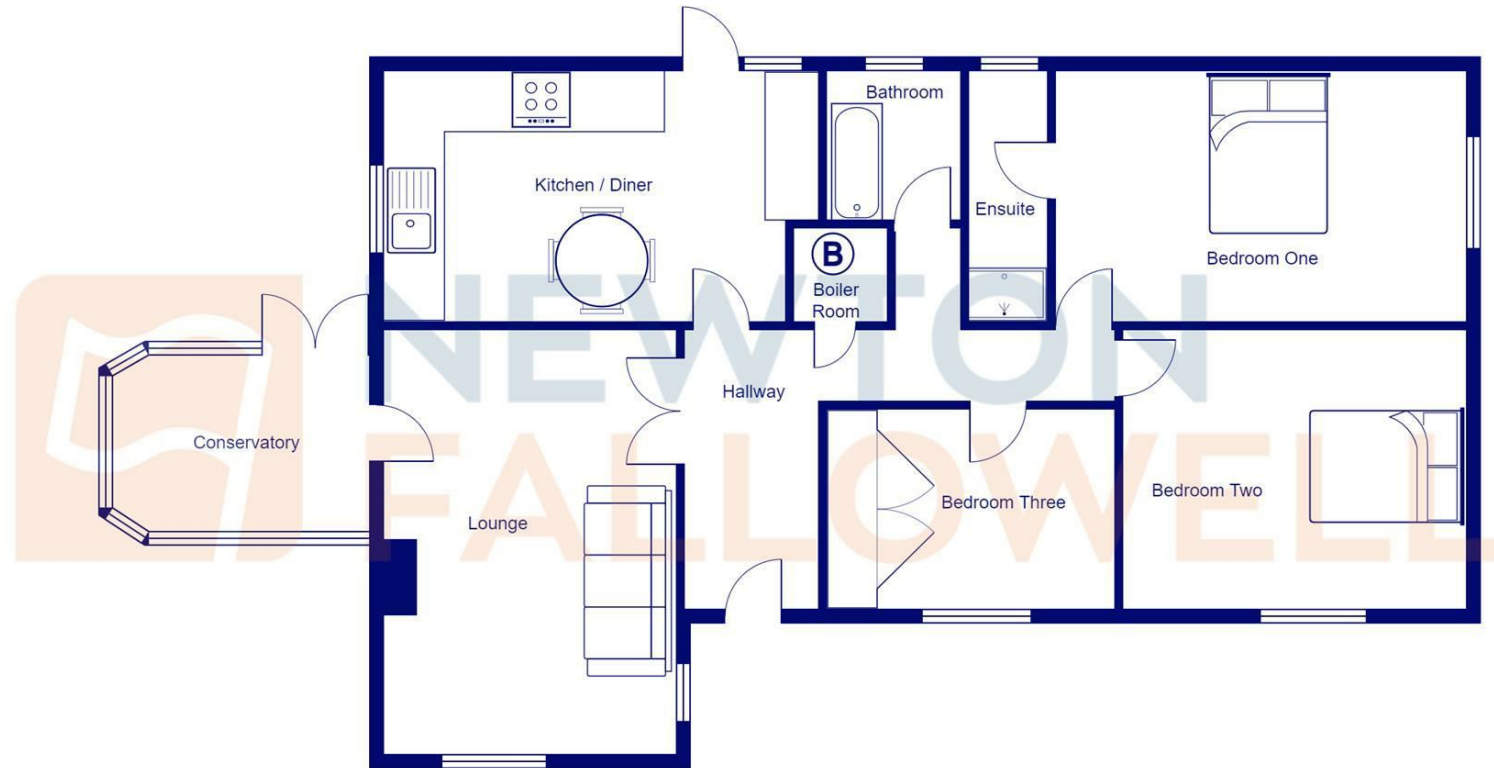
Local Authority: Newark and Sherwood
Council Tax Band: D

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



t: 01623424616

e: mansfield@newtonfallowell.co.uk

