



 **NEWTON FALLOWELL**

**Kirklington Road, Rainworth**  
Mansfield, NG21 0JX

 **NEWTON FALLOWELL**

**Kirklington Road, Rainworth  
Mansfield, NG21 0JX  
£289,950 Freehold**

**\*\*A BEAUTIFULLY EXTENDED, BAY FRONTED DETACHED PROPERTY, WITH OPEN-PLAN LOUNGE, SEPARATE DINING ROOM OPENING UP INTO THE KITCHEN AREA//SECOND RECEPTION AREA, DECKED TERRACE LEADING ONTO THE MINI FOOTBALL PITCH FOR ALL THE KIDS TO PLAY, PLENTY OF PARKING, GARAGE AND CARPORT\*\***

This property has everything families could ask for...enough land for children and pets, plenty of parking, whilst being near local amenities and major access roads in Rainworth. Comprises of the following: Entrance porch which then leads into the hallway with storage cupboard under the stairs, bay fronted lounge to the front elevation, dining room, kitchen, reception room two, utility room and downstairs cloakroom/WC.

First floor: Galleried landing, three bedrooms (two doubles and a single), along with a gorgeous three piece family bathroom (the tiling is really nice).

Externally: Set back off the road, behind gates with block paved driveway, gated side access, carport leading to the detached garage. The rear garden has a decked patio terrace leading down to the long stretch of lawn.


PRICED TO SELL - CERTAINLY WELL WORTH VIEWING.





- Extended bay fronted property
- Plenty of garden for all the kids
- Utility area and downstairs WC
- Gated driveway, carport and garage
- Modern kitchen with breakfast bar
- New roof, grey windows, white upvc soffits and fascia board installed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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: C

**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

