



**The Hollies, Rainworth**  
Mansfield, NG21 0FZ



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(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 2002/91/EC	



**COUNCIL TAX INFORMATION:**

Local Authority: Newark and Sherwood  
Council Tax Band: D

**AGENTS NOTE – DRAFT PARTICULARS:**

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