



Southwell Road East, Rainworth , Mansfield NG21 0BT  
£129,500







This brand new park home is situated on the Woodland Park in Rainworth and is being offered for sale with no onward chain. The accommodation on offer briefly comprises lounge diner, kitchen, master bedroom with walk-in wardrobe and en suite, second bedroom and bathroom. The property also boasts a driveway and detached garage.

## DIRECTIONAL NOTE

For satellite navigation use post code: NG21 0BT.

## RAINWORTH VILLAGE

The history of Rainworth has roots in Roman times, and Rainworth lodge was built in the 12th century. Rainworth as a village was created in the early 1870s, 40 years before Rufford Colliery opened in 1911. The Colliery provided housing for approximately 400 families, and leisure facilities such as a football ground and lido (which was in disuse by the end of the war), along with the Miners Welfare. After over 80 years of service Rufford Colliery closed in 1993. Since then the area has grown and prospered having a wide range of Housing to suit first time buyers, families and professionals. There are many facilities including Schools, a Library, Village & Community Halls.

## HALL

Double glazed door to the front aspect, loft hatch, cloaks cupboard and a radiator.

## LOUNGE DINER

18'3" x 19'0" max (5.58 x 5.80 max)

Double glazed bay windows to the front and side aspects, electric fire and three radiators.

## KITCHEN

12'2" x 9'2" max (3.72 x 2.80 max)

Having a range of wall and floor mounted units with a laminate work surface over, stainless steel sink and drainer, gas hob with extractor hood, electric oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiled splash back, vinyl floor covering, cupboard housing the LPG boiler, double glazed window and door to the rear aspect and a radiator.

## BEDROOM ONE

9'1" x 9'6" (2.79 x 2.92)

Double glazed window to the rear aspect, vanity table and a radiator.

## WALK IN WARDROBE

4'0" x 5'6" (1.24 x 1.70)

Having a range of built in storage shelves and rails and a radiator.

## EN SUITE

4'9" x 5'6" (1.45 x 1.70)

Having a matching white suite comprising low level WC, shower tray with mixer shower over, vanity wash basin with storage underneath, tiled splash back, vinyl floor covering, double glazed window to the side aspect and an extractor fan.

## BEDROOM TWO

10'6" x 9'1" (3.21 x 2.79)

Double glazed bay window to the front aspect, built in wardrobes and a radiator.

## BATHROOM

6'1" x 5'6" (1.86 x 1.70)

Having a matching suite comprising low level WC, vanity wash basin with storage underneath, panelled bath, tiled splash back, double glazed window to the front aspect, vinyl floor covering and a radiator.

## OUTSIDE

To the front of the property there is a lawn area with pathway and steps leading to the front door, a patio area and fenced boundaries. To the rear of the property there is a driveway leading to the detached garage, fenced boundaries and steps up to the rear door. To the side of the property there is a gravel area with fenced boundaries.

## GARAGE

## AGENTS NOTE

The park home has LPG from a tank. The site is over 50's only. Pets are allowed with the site owners permission. No permanent residents under the age of 50.

## TERMS & CONDITIONS

For full Terms and Conditions please visit [www.gascoines.co](http://www.gascoines.co) or ask for them in your local branch.

## FIXTURES & FITTINGS

Only fixtures and fittings specifically described within these particulars of sale are included.

## MEASUREMENTS

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

## OUTGOINGS

COUNCIL TAX BAND A.

## TENURE

Buyer will own the park home and has security of tenure under the 1983 mobile home act.

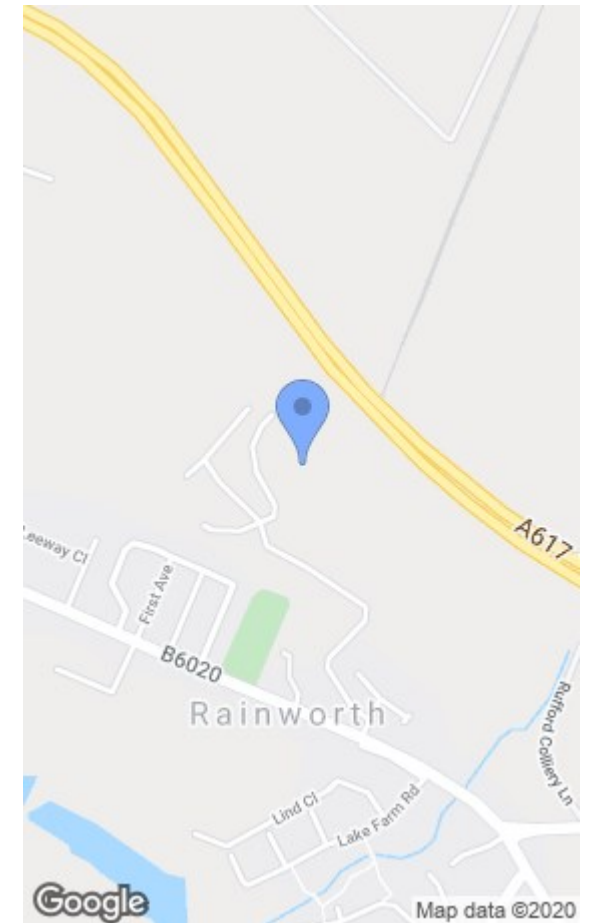
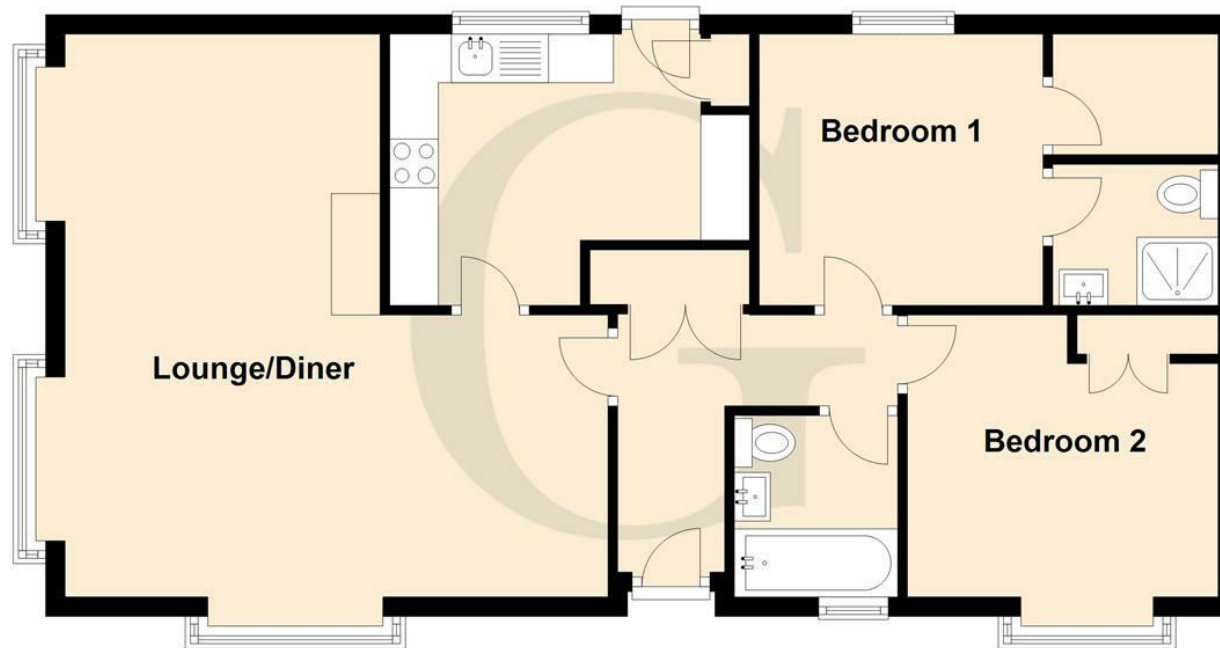
## IMPORTANT NOTICE RELATING TO THE CONSUMER PROTECTION FROM UNFAIR TRADING (2008)

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## Ground Floor



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>		
(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		
England & Wales	EU Directive 2002/91/EC	

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