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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Southwell Road East, Rainworth, Mansfield, Nottinghamshire , NG21
0DE
£239,500**



FEATURES:

- RECENTLY CONSTRUCTED
- SEMI DETACHED
- THREE BEDROOMS
- THREE STOREY
- AVAILABLE NOW
- DOWNSTAIRS WC
- TWO PARKING SPACES
- REAR GARDEN
- GREAT LOCATION AND TRANSPORT LINKS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, doors to lounge, kitchen and downstairs wc, radiator.

Downstairs WC

UPVC window to front, WC and hand wash basin, radiator.

Kitchen

3.45 m x 2.44 m (11'4" x 8'0")
UPVC window to front aspect, modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, integrated oven, hob and extractor above, integrated fridge freezer, dishwasher and washing machine, cupboard housing the boiler, radiator.

Lounge

4.42 m x 4.29 m (14'6" x 14'1")
UPVC french doors to rear garden, radiator.

First floor landing

Doors to bedrooms 2 and 3 and bathroom, stairs rising to the second floor, radiator.

Bedroom two

4.42 m x 2.82 m (14'6" x 9'3")

Two UPVC windows to rear aspect, radiator. build in storage cupboard.

Bedroom Three

3.15 m x 2.39 m (10'4" x 7'10")
Two UPVC windows to front, radiator.

Bathroom

P Shaped bath with shower above, hand wash basin and WC, mermaid waterproof boarding around the bath, heated towel rail, extractor fan.

Second floor

Master Bedroom

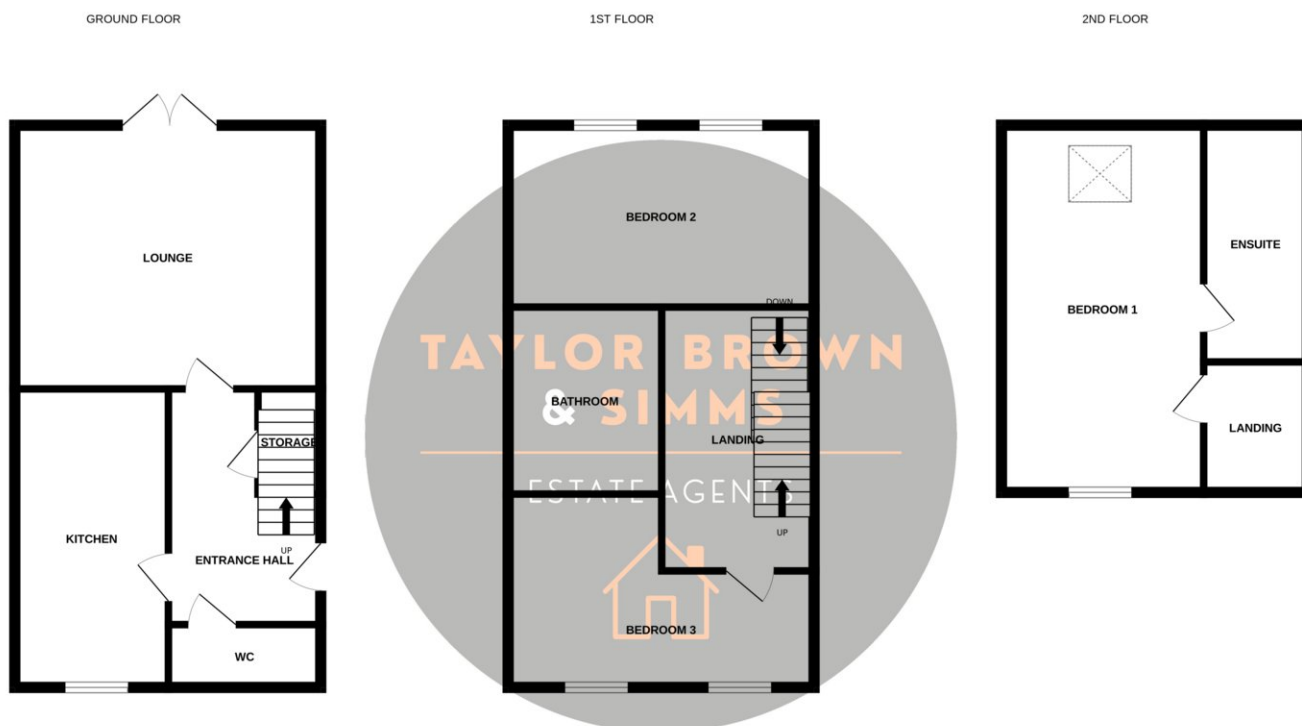
4.47 m x 3.25 m (14'8" x 10'8")
UPVC window to front, skylight to the rear, radiator, door to en suite

En Suite

Skylight, three piece suite including WC, hand wash basin, and shower cubicle, radiator.

Outside

To the rear is a artificial grass garden with patio area, enclosed via panelled fencing with gated access leading to a parking area with two spaces and having a electric car charge point.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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