



| England & Wales | |
|---|--------|
| EU Directive 2002/91/EC | |
| Min energy demand - lower CO2 emissions | (1-20) |
| (21-30) | F |
| (31-40) | E |
| (41-50) | D |
| (51-60) | C |
| (61-70) | B |
| (71-80) | A |
| (81-90) | A |
| (91-100) | A |
| Very energy efficient - lower CO2 emissions | A |
| Climate | 71 |
| Energy Rating | 89 |

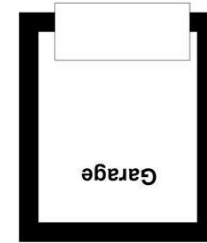
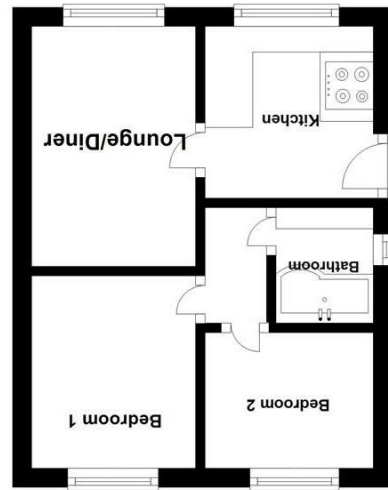
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 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
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This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose. Plan produced using PlanUp.



Ground Floor



20 Westbrook Drive, Rainworth, Nottinghamshire, NG21 0FB
 Offers Over £210,000



Westbrook Drive

Rainworth

Viewing is essential to appreciate this modernised, nicely presented, well maintained TWO BEDROOMED Detached Bungalow with parking for several vehicles, driveway leading to a detached GARAGE and low maintenance, landscaped, fully enclosed rear garden. The bungalow is situated in a sought after popular residential location on a bus route and close to countryside walks, cycle path, public houses, shops and a short car journey to the village of Farnsfield, Blidworth and Mansfield town centre with the abundance of amenities that has to offer and the M1/A38/A614 transport links. The accommodation comprises of kitchen with all appliances included, lounge/diner, two double bedrooms, bathroom with bath and shower over, parking, garage and rear garden.



How to find the property

Take the Southwell Road A6191 out of Mansfield continuing past the car garages, straight over the main roundabout veering left onto the Rainworth bypass, continue on the bypass until reaching the mini roundabout where you turn right onto Kirklington Road, then take the first left onto Sherwood Road and then the second right onto Westbrook Drive, following the road round for approximately 200 yards where the property is then located on the left hand side clearly marked by one of our signboards.

Ground Floor

Kitchen

13'08" x 9'05"

Fitted with a modern contemporary range of wall and base units, cupboards and drawers, integrated fridge, integrated freezer, integrated washing machine, dishwasher, double oven, grill and integrated hob with extractor over, uPVC double glazed window to the front and door to the side, tiled floor and opening to the hallway with access to the loft with loft ladder which is part boarded with lighting.

Lounge/Diner

16'07" x 11'04"

With a uPVC double glazed window to the front and two central heating radiators.

Master Bedroom

14' x 10'07"

With a uPVC double glazed window to the rear and radiator.

Bedroom No. 2

10'01" x 9'04"

With a uPVC double glazed window to the rear and radiator.

Family Bathroom

A stylish bathroom comprising of a hand basin and low flush w.c. in a vanity unit, shower bath with mains shower over, complimentary fully tiled walls and chrome heated towel rail.

Outside

Gardens Front

To the front of the property there is hard standing providing off street parking for several vehicles in addition to gated access to a further driveway and the detached garage with up and over door, lighting and electricity.

Gardens Rear

The rear garden is low maintenance, fully enclosed with artificial grass, generous slabbed patio area, greenhouse and mature plants.

Additional Information

Tenure: Freehold

Council Tax Band: B

