



Nightjar Way,  
Rainworth, Mansfield  
NG21 0WJ

**Offers over £225,000  
Freehold**



\*\* IDEAL FAMILY HOME \*\* MUST VIEW \*\*

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE THREE BEDROOM, THREE STOREY, SEMI-DETACHED HOME SITUATED RAINWORTH, MANSFIELD. Located in the popular area of Rainworth, near great schools.

Upon entry you are welcomed by the hallway which offers access into the Ground floor WC, understairs store and Fitted kitchen. Off the Hallway is also the lounge with French doors leading to the rear garden.

Stairs lead to landing with TWO bedrooms, family bathroom and access to the main bedroom located on the second floor with En-site shower room. With Driveway to the front elevation, Garage and enclosed garden to the rear.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and CONDITION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 before it is too late!



## HALLWAY

14'6" x 6'3" (4.43 x 1.92)

uPVC opaque double glazed composite door, wall mounted radiator, vinyl flooring, access to the understairs storage cupboard.

## UNDERSTAIRS STORAGE CUPBOARD

2'9" x 3'10" (0.86 x 1.19)

Vinyl flooring.

## GROUND FLOOR WC

5'1" x 3'4" (1.82 x 1.03)

Vinyl flooring, Half room tiled walls, wall mounted Chrome towel radiator, sink with dual heat tap, WC and Upgraded ceiling Spotlight.

## LOUNGE

15'9" x 12'2" (4.81 x 3.71)

Carpeted flooring, uPVC double glazed windows and uPVC double glazed French doors, double wall mounted radiator. The French doors lead out into the enclosed garden. The enclosed garden has a decked area with fitted lighting leading to a laid to lawn.

## KITCHEN

11'2" x 9'10" (3.42 x 3.01)

Vinyl flooring, double wall mounted radiator, splashback walls, Upgraded twin colour fitted wall and base units, under cupboard downlights, integrated washing machine, composite Caron Phoenix Stone sink with dual heat Franke tap, four ring gas hob with extractor fan above, 'Zanussi' oven and grill below, integrated fridge/freezer. Fitted wall panelling with Chrome edging and corners. Upgraded ceiling spotlights on separate rings. The boiler is situated in the kitchen and is a 'Logic Combi Esp 135'.

## LANDING

11'3" x 7'1" (3.43 x 2.16)

Carpeted flooring, wall mounted radiator, access to bedrooms one, two and family bathroom.

## BEDROOM ONE

15'8" x 7'8" (4.80 x 2.36)

Wall mounted radiator, uPVC double glazed windows, carpeted flooring.

## BEDROOM TWO

9'5" x 8'4" (2.89 x 2.55)

Carpeted flooring, wall mounted radiator, uPVC double glazed window.



## FAMILY BATHROOM

8'3" x 5'5" (2.53 x 1.67)

Vinyl flooring, Upgraded Half tiled walls, wall mounted Chrome towel radiator, WC, wall mounted Twyford floating basin sink with storage underneath and dual heat tap, bath with hot/cold tap, handheld High power Aqualisa shower unit above with Roman Showers bath screen. Upgraded ceiling spotlights.

## SECOND LANDING

7'11" x 7'0" (2.43 x 2.15)

Carpeted flooring, wall mounted radiator, uPVC double glazed window, stairs leading up to the third bedroom.

## BEDROOM THREE ( MAIN )

15'7" x 17'9" (4.76 x 5.43)

uPVC double glazed window to the front elevation with exceptional 180 degree views over Rainworth heath, Strawberry Hill nature reserve, Oaktree Heath, Clipstone Headstocks, Sherwood Pines, Flag Hill and Watch Hill. Double wall mounted radiator, wooden framed double glazed Velux window, carpeted flooring, fitted custom manufactured wardrobes with smoked grey mirrors and sliding doors. Brushed steel wall lights.

## EN-SUITE

4'4" x 7'6" (1.34 x 2.29)

Vinyl flooring, Half room tiled walls, wall mounted Twyford floating sink with dual heat tap and storage underneath, wall mounted towel Chrome radiator, WC, double Aqualisa Twin Drench shower with waterfall shower head and waterfall handheld shower. Upgraded ceiling Spotlights.

## GARAGE

Joined to the house, the good size garage benefits from light, power with upgraded additional power sockets. Potential to convert subject to relevant planning permission and building regulations.

## OUTSIDE

To the front of the property there is a driveway for at least one car and steps that lead up to the front of the house. South facing rear garden, Composite decking in Charcoal Grey including blue uplights on sensors. Outdoor sockets and slate water feature.





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.