



6 Second Avenue, Rainworth

£149,950 Freehold

MID-TERRACE HOME • EPC RATING: • PACKED WITH BEAUTIFUL FEATURES • OFF-ROAD PARKING & PRIVATE REAR GARDEN • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED • THREE BEDROOMS & TWO RECEPTION ROOM



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John Sankey





How To Find The Property

Take the Southwell Road West A6191 out of Mansfield continue over the roundabout by Aldi and at the next roundabout again continue straight ahead onto Southwell Road East towards Rainworth. Follow until turning left opposite the car wash into Second Avenue, the property is located on the right-hand side, clearly marked by one of our signboards.

Entrance Porch

The entrance area welcomes you with tiled flooring and a charming stained glass wooden door that leads directly into the dining room, setting a warm and traditional tone for the home.

Dining Room

Dimensions: 3.94m x 2.69m (12'11" x 8'10"). This inviting space features a laminate floor covering and boasts a stunning Victorian-style grated fire centrepiece, which adds a touch of character and elegance to the room. A UPVC double glazed window to the front aspect provides natural light, while the space comfortably accommodates dining for 4 to 6 people. The room is equipped with a central heating radiator, power points, and double doors that seamlessly lead into the kitchen.

Living Room

Dimensions: 3.94m x 3.86m (12'11" x 12'8"). The lounge is a cosy retreat, featuring a stunning brick chimney breast with a central multi-fuel burner, creating a focal point in the room. Fitted storage cupboards, coving to the ceiling, and a UPVC double glazed window to the front aspect allow for ample natural light. The room also has a central heating radiator, TV, and power points, making it an ideal space for family relaxation.

Kitchen

Dimensions: 3.43m maximum x 2.44m (11'3" maximum x 8'). The bespoke kitchen offers a mix of half-pine fitted units along with further wall and base units, combining functionality with rustic charm. A square-edge pine work surface houses a four-ring electric hob with an extractor above and an oven below, while a counter-sunk Belfast-style sink with a mixer tap completes the classic look. A UPVC double glazed window provides views to the rear garden, and tiled flooring complements the space. Open access leads to the rest of the ground floor accommodation, and an under-stair cupboard offers practical storage solutions.

Utility

Dimensions: 2.44m x 2.11m (8' x 6'11"). This useful utility room offers space and plumbing for both a washing machine and tumble dryer, with a work surface that houses a sink and drainer unit with a mixer tap. The fridge and freezer are included in the property sale, and the gas central heating boiler is also located here. Matching tiled flooring continues from the kitchen, and a UPVC double glazed door leads to the lean-to conservatory.

Lean To Conservatory

Dimensions: 3.84m x 1.80m (12'7" x 5'11"). Featuring tiled flooring, this lean-to conservatory offers additional living space with doors leading out to the rear garden, perfect for relaxing or as a sunroom.

First Floor

Bedroom No 1

Dimensions: 3.94m x 3.61m (12'11" x 11'10"). A generously sized double bedroom with a charming Victorian-style fire centrepiece for decorative purposes. A UPVC double glazed window to the front aspect floods the room with natural light, and additional features include a central heating radiator and power points.

Bedroom No 2

Dimensions: 3.96m x 3.12m (13' x 10'3"). Another spacious double bedroom, also benefiting from a Victorian-style graded fire centrepiece for display. A UPVC double glazed window to the front aspect provides natural light, and there is a central heating radiator and power points.

Bedroom No 3

Dimensions: 2.59m x 2.44m (8'6" x 8'). A well-proportioned third bedroom in our opinion, perfect for a variety of uses. A UPVC double glazed window overlooks the rear garden, and the room also includes a central heating radiator and PowerPoint.

Bathroom

The bathroom offers a three-piece suite comprising a low flush WC, a pedestal sink with a mixer tap, and a panelled bath with a mixer shower attachment. Half-panelled walls and a central heating radiator add a touch of classic design, and a UPVC double glazed window to the rear aspect provides natural light.

Outside

The front of the property features gated access to a paved driveway, providing off-road parking for one car, with a shrubbed area to the side for added greenery. The rear garden is a private, peaceful retreat, boasting a paved patio area ideal for outdoor seating and relaxation. Raised soil borders offer a space for planting, and the garden is enclosed by timber fencing. Additional features include a garden shed, which is included in the sale, and an outside tap for convenience.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

