



Linnet Drive  
Rainworth, Mansfield NG21 0WN

**£165,000 Freehold**

A THREE BEDROOM SEMI-DETACHED  
FAMILY PROPERTY SITUATED IN  
RAINWORTH, MANSFIELD.





\*\* PROPERTY MARKETED AT 75% AND IS ONLY BEING SOLD AT 75% \*\*

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE THREE BEDROOM, SEMI-DETACHED HOME SITUATED RAINWORTH, MANSFIELD.

Located in the popular area of Rainworth, near great schools and excellent transport links.

Upon entry you are welcomed by the hallway which offers access to the fitted kitchen, ground floor WC and open plan lounge diner allowing access to the enclosed landscaped rear garden. The stairs led to the landing with THREE bedrooms and a modern family bathroom. With enclosed landscaped garden to the rear and TWO allocated parking spaces.

It is the opportunity to purchase a Freehold property with 100% use, at 75% of the purchase price. This scheme is available for matching search criteria.

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



### Entrance Hallway

15'11" x 6'8" approx (4.85m x 2.03m approx)

Modern composite glazed door to front elevation, staircase to the first floor landing, wall mounted radiator, electrical consumer unit, ceiling light point, under the stairs storage cupboard, panel doors leading into the open plan lounge diner, fitted kitchen and ground floor cloakroom.

### Open Plan Lounge Diner

12'7" x 15'4" approx (3.84m x 4.67m approx)

UPVC double glazed window to the rear elevation, double glazed door providing access to the landscaped rear garden, wall mounted radiator, ceiling light point.

### Fitted Kitchen

8'7" x 11'1" approx (2.62m x 3.38m approx)

UPVC double glazed window to the front elevation, tiled flooring, ceiling light point, a range of matching contemporary wall and base units incorporating laminate worksurfaces over, 1.5 bowl stainless steel sink with mixer tap above, integrated double oven, 4 ring stainless steel hob with extractor hood above, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted Ideal gas central heating combination boiler providing hot water and central heating to the property, ample space for dining table.

### Ground Floor Cloakroom

6'2" x 4'7" approx (1.88m x 1.40m approx)

Vinyl flooring, tiled splash backs, wall mounted radiator, ceiling light point, extractor unit, pedestal wash hand basin, low level flush WC.

### First Floor Landing

Ceiling light points, loft access hatch, wall mounted radiator, panel doors leading into bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

13'05" x 15'11" approx (4.09m x 4.85m approx)

2 UPVC double glazed windows to front elevation, wall mounted double radiator, ceiling light point, feature panelling to walls.

### Bedroom 2

11'05" x 10'01" approx (3.48m x 3.07m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, feature panelling to walls, inserting light point.

### Bedroom 3

11'03" x 6'04" approx (3.43m x 1.93m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

6'05" x 7' approx (1.96m x 2.13m approx)

Vinyl flooring, feature tiled splashbacks, chrome heated towel rail,

ceiling light point, modern white three piece suite comprising of a panel bath with electric Triton shower over, pedestal wash hand basin and a low flush WC.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, secure gated access to the side elevation, fencing and brick wall to the boundaries with 2 allocated parking spaces to rear car park.

### Agents Notes: Additional Information

The property value is at 75% which is what the purchase is for.

Council Tax Band: B

Local Authority: Newark & Sherwood

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

### CONDITIONS OF PURCHASER:-

The owner shall offer to sell the discount market housing dwelling to a person whom the owner believes is in need of accommodation and who:-

(I) was born in Rainworth; or

(II) lives in Rainworth; or

(III) has lived in Rainworth but has been forced to move away because of lack of affordable housing; or

(IV) whose work provides important services and who needs to work closer to the local community; and/or

(V) whose household income does not exceed £80,000 per annum

PROVIDED ALWAYS that if no person falls within categories (I) - (III) then those categories shall be read as in the word Rainworth was deleted and replaced in turn by each of the place names in the following list

(I) Blidworth

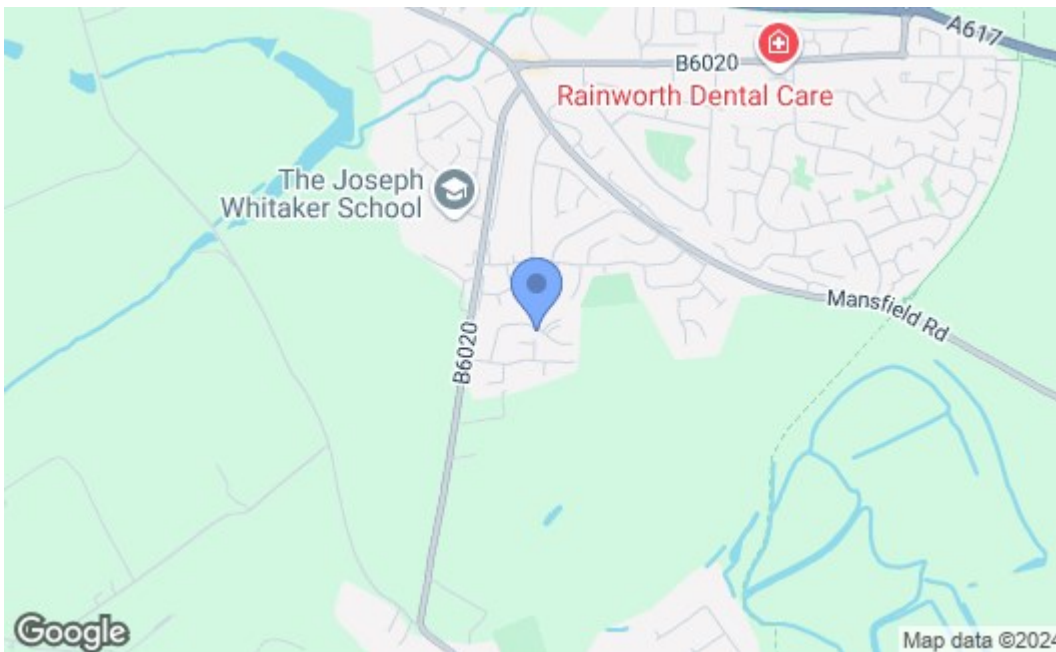
(II) Farnsfield

(III) Bilsthorpe

persons with a connection to a place earlier in the list taking priority over person with a connection to a place later in the list







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
<b>England &amp; Wales</b>		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.