



5 Kingfield Close, Rainworth

Guide Price £260,000-£270,000 Freehold

SPACIOUS DETACHED BUNGALOW • THREE DOUBLE BEDROOMS • GENEROUS LIVING ROOM • CONSERVATORY WITH AUTOMATIC BLINDS • LARGE SINGLE GARAGE & DRIVEWAY • NO ONWARD CHAIN. EPC RATING: C



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John Sankey





How to find the property

Enter the village of Rainworth via the bypass and at the roundabout take the second exit and then at the mini roundabout turn right again onto Kirklington Road, take the first left turn onto Sherwood Road, then second right onto Westbrook Drive, continue round and the the third left onto Kingfield Close and the property is on the left hand side and can be identified by our for sale board.

Kitchen

11' 9" x 9' 4" (3.58m x 2.84m)

With a uPVC door and window to the side fitted with a range of wall and base units, cupboards and drawers, breakfast bar, integrated hob with extractor fan over, eye level double oven and grill, plumbing for a washing machine, space for a fridge freezer, bowl and a half sink and drainer, fully tiled walls, pelmet lighting under units both sides, central heating radiator and under floor heating making this room very cosy, the control panel is situated in the internal passage.

Living Room

19' 0" x 11' 9" (5.79m x 3.58m)

With a uPVC double glazed window to the side, sliding patio doors to the conservatory, brick fire surround housing an electric fire, numerous plug sockets and central heating radiator.

Conservatory

18' 3" x 10' 10" (5.56m x 3.30m)

A generous size with uPVC double glazed windows, recently fitted ceiling blinds to keep the elements in and out, recently fitted vertical blinds and uPVC double glazed french doors leading to the rear garden.

Bedroom No 1

14' 1" x 10' 4" (4.29m x 3.15m)

Having a uPVC double glazed window to the rear, built in treble wardrobes with mirrored door, double wardrobe and overhead cupboards and central heating radiator. Fixed safe in wardrobe.

Bedroom No 2

11' 9" x 10' 4" (3.58m x 3.15m)

With a uPVC bow window to the front of the property, built in wardrobe with overhead cupboards and central heating radiator.

Bedroom No 3

14' 2" x 10' 4" (4.32m x 3.15m)

With a uPVC bow window to the front of the property, radiator and built in storage.

Bathroom

Having a bath with shower over, fitted shower screen, wash hand basin, fully tiled walls and central heating radiator.

Separate WC

Having a wash hand basin, low flush w.c., large storage cupboard with louvre door, upvc double glazed window and central heating radiator.

Loft

The loft is fully boarded with power, lighting and loft ladder.

Outside

The front garden is laid to lawn with mature plants and flowers in the borders which is very well maintained. The rear garden is well maintained, laid to lawn with mature borders, outside tap, gated access to the front of the property and slatted patio area. External PIR lighting and also can be controlled manually.

Garage

20' 8" x 10' 3" (6.30m x 3.12m)

Larger than an average single garage with a window, electric garage door leading to the driveway, cupboards for storage at the rear of the garage and pedestrian door from the garden.

Additional Information

Freehold

Council Tax Band C

The property has full electrical test certificate valid until 6/10/2025 Boiler under warranty until 21/09/2025 Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. Solar panels installed 04/04/2014 on a 25 year contract, control panels are in the loft. The property benefits from being sold with no onward chain The bungalow has a full alarm system, except for bathroom and wc, but also covers the garage. There are solar panels that have been on since 2014 that are leased for 25 years.

