



## 87 South Avenue, Rainworth

£150,000 Freehold

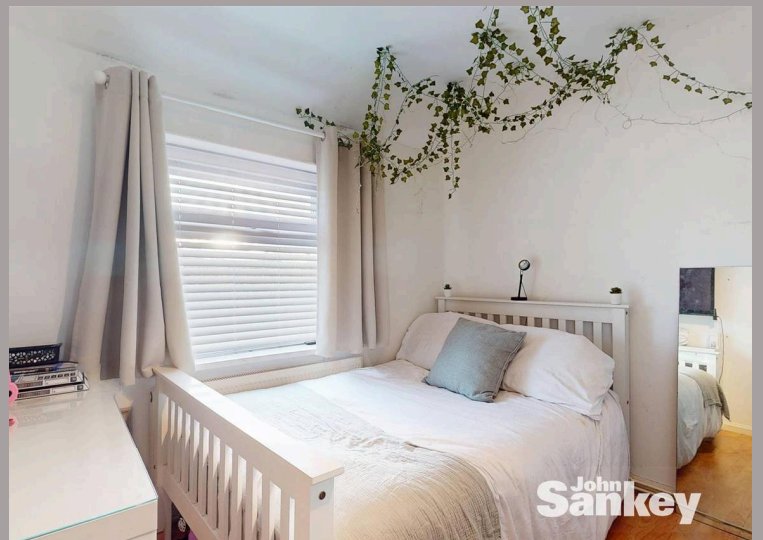
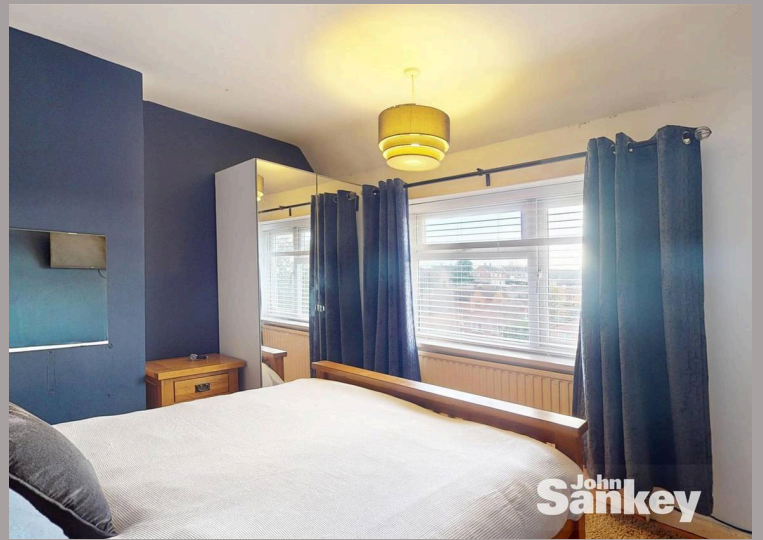
SEMI-DETACHED HOUSE • THREE BEDROOMS • MODERN KITCHEN/DINER & LOUNGE • FANTASTIC SIZE REAR GARDEN • OFF-ROAD PARKING, VIEWING HIGHLY RECOMMENDED • EPC RATING: C



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**John Sankey**





## How To Find The Property

Take the Southwell Road West A6191 out of Mansfield continuing past the car garages, straight over the roundabout by the new Aldi continuing again straight ahead at the roundabout onto Southwell Road East towards Rainworth, at the traffic lights in the centre of Rainworth turn left onto Kirklington and then take the first right turn onto South Avenue, the property is then located on the right hand side clearly marked by one of our signboards.

## Kitchen/Diner

17' 8" x 8' 8" (5.38m x 2.64m)

The kitchen is fitted with modern wall and base units in a stylish design, complemented by a butcher block work surface and a one-and-a-half bowl sink and drainer.

There's ample space for appliances, including a freestanding gas cooker (included with the sale), plumbing for a washing machine, and space for a fridge/freezer. The room also has a convenient under-stair storage cupboard, and there is enough space to comfortably dine with seating for 4 to 6 people. UPVC double glazed windows and a door provide access to the rear garden, creating an ideal flow between indoor and outdoor spaces.

## Utility Area

5' 8" x 3' 7" (1.73m x 1.09m)

This utility area offers useful storage space and houses the boiler. Ideal for keeping everyday essentials tucked away, this space adds valuable functionality to the property.

## Living Room

17' 8" x 10' 10" (5.38m x 3.30m)

This bright and airy lounge benefits from dual aspect UPVC double glazed windows to the front and rear, flooding the room with natural light and offering lovely views of the rear garden. The room features laminate flooring, two central heating radiators, and is equipped with TV and power points, making it a comfortable and inviting space for relaxation.

## First Floor

### Bedroom No 1

10' 10" x 9' 7" (3.30m x 2.92m)

A double bedroom with a UPVC double glazed window overlooking the rear garden. This room is well-appointed with a central heating radiator, laminate flooring, and power points. A built-in cupboard provides additional storage space and would make an ideal wardrobe.

### Bedroom No 2

9' 0" x 8' 7" (2.74m x 2.62m)

Another well-proportioned bedroom with a UPVC double glazed window to the rear aspect. The room is finished with laminate flooring, a central heating radiator, and power points, providing a comfortable and functional space.

### Bedroom No 3

9' 5" x 7' 9" (2.87m x 2.36m)

A a generous sized single bedroom in our opinion, perfect as a child's room or a study, with a UPVC double glazed window to the front, laminate flooring, a central heating radiator, and power points. This room offers flexibility and practicality.

### Storage Room

6' 7" x 4' 2" (2.01m x 1.27m)

Located just off the landing, this useful storage room is fitted with a UPVC double glazed window to the front aspect, providing an ideal solution for keeping things organised and tidy.

### Bathroom

The bathroom is fitted with 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 and glazed shower screen. A UPVC double glazed window to the front aspect provides natural light, and there is a central heating radiator to keep the space comfortable.

## Outside

The front of the property offers off-road parking with a pebbled area, bordered by a charming picket fence that leads to the main entrance door. Open access to the side of the house leads to the rear garden. The rear garden is a generously sized outdoor space, featuring a raised patio accessed from the kitchen—perfect for seating and entertaining. Steps lead down to a spacious lawn surrounded by fenced boundaries, and there is also a side area that conveniently connects to the front, complete with an outdoor tap for added convenience.

## Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit:

[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



Total area: approx. 76.7 sq. metres (825.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.