



## 73 The Hay Fields, Rainworth

£195,000 Freehold

Beautifully Presented Mid Town House • Kitchen diner and downstairs cloaks • Parking for at least three vehicles  
• South Facing Garden and Playroom/Workshop



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**John Sankey**







## **How to find the property**

How To Find The Property – Enter the village of Rainworth via the B6009 Southwell Road then at the big roundabout take the first exit left onto the bypass, at the next roundabout take the second exit signposted 'the village' onto Kirklington Road and take the second, after the service station turn right onto Pasture Avenue, then right onto The Hayfields and the property is towards the top on the right hand side.

## **Hallway**

Pleasant inviting hallway with stairs rising to the first floor, radiator and door through to the lounge.

## **Lounge**

15' 0" x 10' 6" (4.57m x 3.20m)

Delightfully decorated room with upvc window to the front, laminate floor, two radiators, door to the kitchen, door to under stair storage and shelving.

## **Dining Kitchen**

13' 8" x 9' 8" (4.17m x 2.95m)

Spacious kitchen diner comprising of wall and base units, cupboards and drawers, oven, hob with extractor fan over, space for fridge freezer, plumbing for washing machine, built in microwave, space for table and chairs, upvc window and French doors leading to the rear garden, radiator, door to utility cupboard with space for dryer and storage and door leading to the wc.

## **Downstairs Cloaks**

With low flush wc, wash hand basin with tiled splash backs, extractor fan and radiator.

## **Stairs and landing**

With airing cupboard, access to the loft which is boarded with lighting and loft ladders.

## **Bedroom One**

13' 8" x 8' 0" (4.17m x 2.44m)

With upvc window and radiator.

## **Bedroom Two**

11' 11" x 6' 8" (3.63m x 2.03m)

With upvc window, storage area and radiator.

## **Family Bathroom**

Spacious well appointed room comprising of bath with shower over, wash hand basin, low flush wc, radiator and extractor fan.

## **Summerhouse/home office/play room**

This delightful room is a versatile fantastic addition to an already beautiful property. It is fully insulated and has electricity. This is currently being used as a playroom, but would have many other uses.



## External areas

To the front of the property there is off street parking for three vehicles, one to the front on the recently done block paved drive, and the driveway on the right hand side next door as you look at the property, also belongs to this property and provides parking for at least two vehicles, it also provides access to the rear garden via a gate. The rear garden is SOUTH FACING landscaped and fully enclosed, with low maintenance area and gated access via a gate to the front of the property. Please see details of the summer house/home office in the description.

## Additional Information

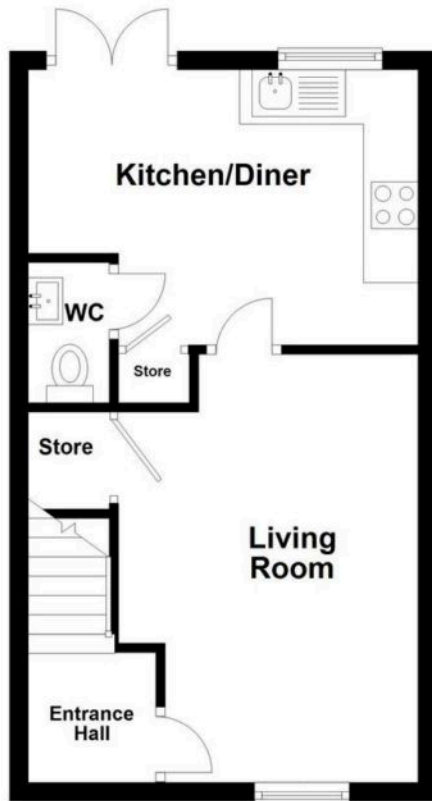
Tenure:Freehold

Council Tax Band: B



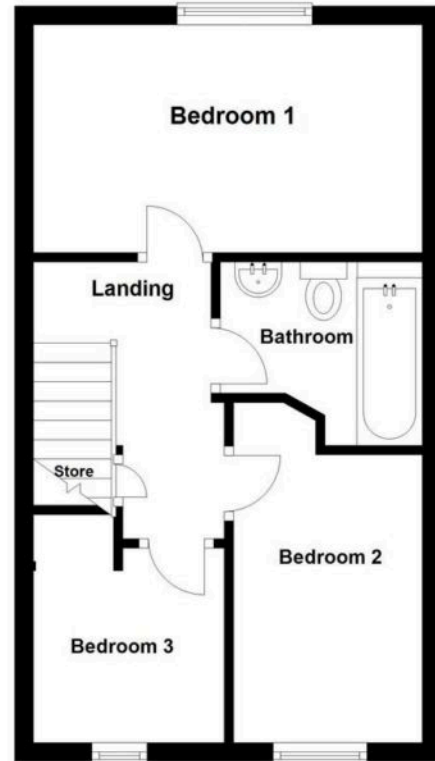
### Ground Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



**Total area: approx. 63.8 sq. metres (687.2 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.

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