





# 11 Manton Close, Rainworth

Guide Price £220,000 - £230,000 Freehold

DETACHED PROPERTY IN A SOUGHT AFTER CUL DE SAC LOCATION • THREE BEDROOMS WITH BUILT IN STORAGE • KITCHEN AND DINING AREA • OFF ROAD PARKING AND FREE STANDING CAR PORT • WELL MAINTAINED KITCHEN WITH INTEGRATED APPLIANCES









### **Entrance Hall**

A welcoming space with laminate flooring, a feature stained-glass window, composite front door, and central heating radiator.

# Lounge

16' 8" x 11' 11" (5.08m x 3.63m)

A bright and inviting area with laminate flooring, central heating radiator, coved ceiling, power points and a feature marble mantelpiece with gas fire. Spotlights add additional light to the space, and a UPVC double glazed bay window overlooks the front aspect and lets in an abundance of natural light.

# **Dining Room**

8' 11" x 7' 10" (2.72m x 2.39m)

Connected to the lounge via an archway, this space comfortably accommodates dining for four to six people. It features laminate flooring, a coved ceiling, central heating radiator, and power points.

# Kitchen

13' 1" x 6' 9" (3.99m x 2.06m)

Equipped with wall and base units, the kitchen includes a composite one-and-a-half sink and a ceramic hob inset into Quartz worktop, integrated fridge, double oven with grill. Dual UPVC double-glazed windows provide views of the side and rear aspects. The space also includes a central heating radiator, power points and laminate flooring.

### Conservatory

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

The conservatory is a bright and airy living space featuring tiled flooring for easy maintenance, a central heating radiator, power points, and wall-mounted lights. UPVC double-glazed windows and double-opening doors provide seamless access to the rear garden, enhancing indoor-outdoor living.

### **Utility Room**

Previously a downstairs WC, this area now houses appliances such as an all in one washer dryer, along with additional power points and a wall mounted gas boiler

# Bedroom No 1

13' 4" x 8' 11" (4.06m x 2.72m)

A generously sized room featuring a UPVC double-glazed window, central heating radiator, built-in wardrobe, power points, and laminate flooring.

# Bedroom No 2

10' 1" x 8' 11" (3.07m x 2.72m)

A spacious double bedroom with a fitted wardrobe, UPVC double-glazed window overlooking the rear garden, central heating radiator, and power points.

# Bedroom No 3

7' 9" x 5' 11" (2.36m x 1.80m)

Currently used as a dressing room, this space includes a UPVC double-glazed window, central heating radiator, and power points. It can also function as a smaller bedroom or a convenient home office.

### **Shower Room**

6' 6" x 5' 9" (1.98m x 1.75m)

Stylishly designed with tiled floors and walls extending to the ceiling, this space features spotlights, a UPVC double-glazed window, central heated towel rail, vanity sink, low-flush WC, and a power shower.

### Outside

The front of the property boasts a well-kept and low-maintenance garden area adorned with shrubbery, flowers, and garden decorations, enhancing the property's curb appeal. Off-road parking is available with a free-standing carport situated to the side of the house, where a gate provides access to the rear garden and a side door conveniently leads into the kitchen. The rear garden is designed with practicality and leisure in mind. It includes storage space with power for added convenience, as well as additional storage points. The low-maintenance paved garden is perfect for relaxing or entertaining, featuring a patio area and decorative elements that add character and charm to the outdoor space.

# **Additional Information**

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker







# Ground Floor Conservatory First Floor Bathroom Bedroom 2 Bedroom 1 Bedroom 3

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

upon. Plan produced using PlanUp.



