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**54 KIRKLINGTON ROAD  
RAINWORTH  
NOTTINGHAMSHIRE  
NG21 0JX**



**£600.00 PCM EXCLUSIVE**

**VIEWING**

By appointment through the letting agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Semi-Detached Property
- Presented to a High Standard
- Three Bedrooms
- Dining Kitchen
- Gas Central Heating
- Double Glazing
- Driveway with Electric Gates
- Gardens to Front, Side and Rear

**This is a rare opportunity to rent a three-bedroom property that is presented to a standard exceeding that of some typical rental properties. Located in Rainworth, it is close to local amenities and within easy reach of Mansfield, Nottingham and Newark.**

This semi-detached house has gardens to the front, side and rear, wrought iron electric gates to a substantial driveway providing parking for up to four vehicles. A wrought iron gate opens onto a pathway leading to the front entrance door with a canopy over. The front garden is laid to lawn with hedging and stocked borders. To the side of the property is an outdoor tap, outdoor power points and gated access to the rear garden.



Entrance door into:

### **HALLWAY**

With UPVC double glazed window to the side, telephone point, ceiling light point, radiator and wooden flooring.

Glazed and panelled oak door to:

### **LOUNGE**

Superb lounge with an attractive feature fireplace, UPVC double glazed georgian style window to the front, wooden flooring, power points, television aerial point, ceiling light point, ceiling coving and radiator.





Glazed and panelled oak door to:

### **DINING KITCHEN**

Comprehensively fitted with a range of wall and base units with roll top work surfaces, coordinating tiled surround, sink with mixer tap, four ring gas hob, integrated oven and dishwasher and space for fridge freezer. There is tiled flooring, power points, ceiling light points, plinth lighting below the base units, and a UPVC double glazed georgian style window overlooking the rear garden.



Panelled oak door to:

### **PANTRY**

Large L-shaped pantry with UPVC double glazed window to the side, ceiling light point and fitted shelving.

Panelled oak door to:

### **UTILITY**

With wall and base units, roll top work surfaces, tiled surround, single drainer stainless steel sink, space and plumbing for washing machine, space for tumble dryer, thermostatically controlled radiator, power points, ceiling light point, UPVC double glazed georgian style window and UPVC double glazed door to the rear.

### **FIRST FLOOR LANDING**

UPVC double glazed window to the side and ceiling light point.

Panelled door to:

### **MASTER BEDROOM**

With large mirror fronted wardrobe, UPVC double glazed georgian style window to the front, thermostatically controlled radiator, power points, ceiling light point and ceiling coving.



Wooden panelled door to:

### **BEDROOM TWO**

With single and double wardrobe, thermostatically controlled radiator, UPVC double glazed georgian style window to the rear, power points, ceiling light points and ceiling coving,



Wooden panelled door to:

### **BEDROOM THREE**

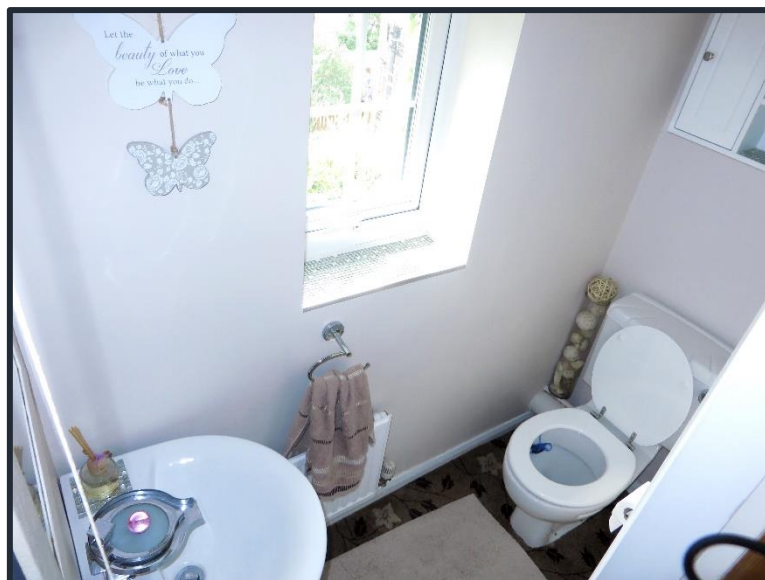
UPVC double glazed window to the rear, radiator, power points and ceiling light point.



Wooden panelled door to:

### **W.C.**

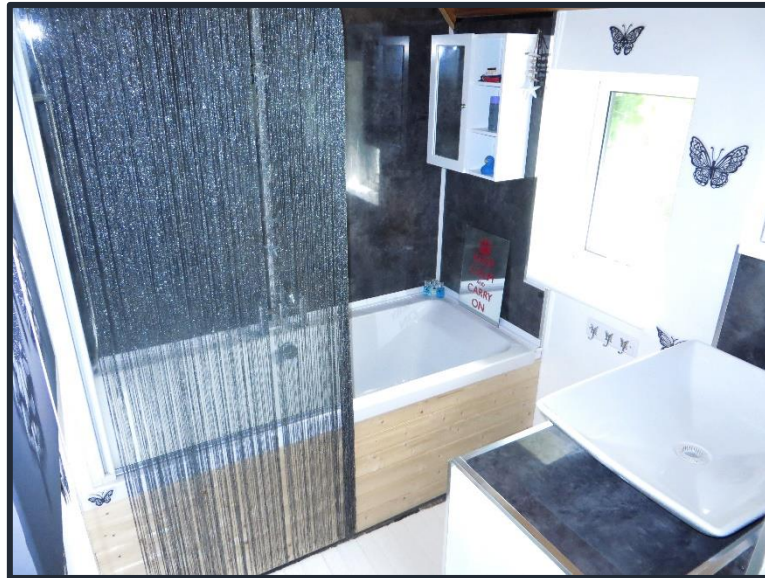
With UPVC double glazed georgian style window to the side, close coupled W.C., pedestal wash hand basin, extractor, thermostatically controlled radiator and ceiling light point.



Doorway to:

### **BATHROOM**

Fitted with a suite comprising a large panelled bath with centre fixed mixer taps and electric shower over, glazed shower screen, large wash hand basin set into a vanity unit, vanity mirror, radiator and ceiling light point.



### **ADDITIONAL INFORMATION**

This property can be let on a part furnished basis to include various items subject to discussions with the landlord and the prospective tenant's needs. A fridge freezer, washing machine and dryer could be made available if required.

**Local Council - Newark & Sherwood District Council**

**Council Tax Band - A**

**Primary School - Python Hill Primary School**

**Secondary School - Joseph Whitaker School**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and manage the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.