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**need2view**  
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**2 THE FURROWS  
RAINWORTH  
NOTTINGHAMSHIRE  
NG21 0UH**



**£231,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- Semi Detached
- Superb Location
- Four Bedrooms
- Downstairs W.C
- Driveway For Parking
- Three Reception Rooms
- Good Sized Rear Garden
- Well Presented Throughout

## **2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE**

This modern three-bedroom property is the ideal family home. It is very modern and well-presented throughout, offers a good-sized rear garden and benefits from a driveway. It is nearby to a variety of local amenities and good schools.

*Entrance door into:*

### **HALLWAY**

With doors to the dining room, kitchen, downstairs W.C and stairs to the first floor landing. With radiator, power and ceiling light points.



### **DINING ROOM**

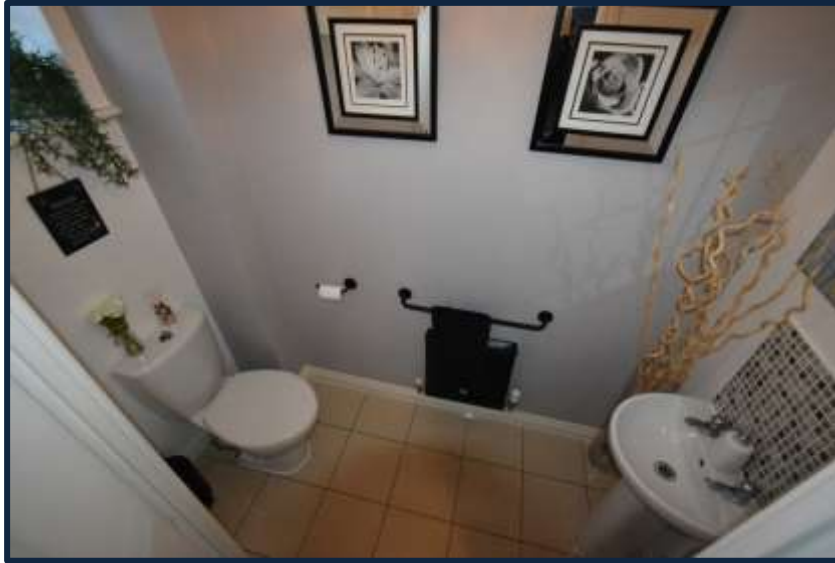
With UPVC double glazed windows to the front. Radiator, power and ceiling light points.



## 2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE

### W.C

With UPVC double glazed opaque window to the front, white matching toilet and sink, tiled splashback, ceiling light point.



### KITCHEN/LOUNGE

With a range of wall and base units in a white finish with coordinated work surfaces. One and a half bowl stainless steel sink with mixer tap, integrated oven and grill, built in extractor fan over electric hob, tall radiator, UPVC double glazed window to the rear, UPVC double glazed door to the garden, two skylights, ceiling spotlights, radiator, power and ceiling light points.



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### LIVING ROOM

With UPVC double glazed door to the garden, feature fireplace, radiator, ceiling spotlights and power points.



### LANDING

Stairs leading to the first floor landing, with access to all bedrooms and the family bathroom power and ceiling light points.





## 2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE

### BEDROOM ONE

A large double room with UPVC double glazed window to the rear, radiator, ceiling spotlights, power and ceiling light points.



### BEDROOM TWO

With UPVC double glazed window to the front, radiator, power and ceiling light point.



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### EN SUITE

With white sink, grey tile splashback, toilet, shower cubicle, chrome towel radiator, ceiling light point.



### BEDROOM THREE

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



## 2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE

### BEDROOM FOUR

With UPVC double glazed window to the front, radiator, power and ceiling light point.



### BATHROOM

Fitted with a modern three-piece white suite comprising of a toilet, sink and panelled bath. Part tiled walls, UPVC double glazed window radiator and ceiling light point.



## **2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE**

### **GARDEN**

A good sized fully enclosed garden to the rear with patio area and lawn.



### **EPC**



## 2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE

### ADDITIONAL INFORMATION

**Council Tax Band:** B

**Local Authority:** Newark and Sherwood District Council

**Local Primary School:** Python Hill Primary School

**Local Secondary School:**

**Stamp Duty on Asking Price:** £2,120 (This will vary if buying as a second home/investment property.)

This property is being sold as part of a part exchange deal with Moving Made Easy and is subject to completion of a new build

## **2 THE FURROWS, RAINWORTH, NOTTINGHAMSHIRE**

### **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 purchaser's 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 insure 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 client's investment.