

**29 NIGHTJAR WAY
RAINWORTH
NOTTINGHAMSHIRE
NG21 0WG**



£180,000

VIEWING

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

TENURE

Freehold

- Modern Semi-Detached Property
- Three Bedrooms
- Kitchen Diner
- Family Bathroom
- Ground Floor W.C
- Ensuite to the Master Bedroom
- Driveway
- Attractive Front & Rear Gardens
- Popular Location

29 NIGHTJAR WAY, RAINWORTH, NOTTINGHAMSHIRE

This stunning three bedroom semi-detached house, which is only four years old is situated in a great location on a modern development. The property has an open kitchen diner with integrated appliances, ground floor W.C, three bedrooms with an en-suite to the master. This family home benefits from driveway parking and a spacious rear garden.

Front entrance door into:

HALLWAY

With composite door to the front, radiator, power point and ceiling light point.

LOUNGE

212' 1" x 13' 11" With double glazed window to the front, ceiling light point, power points and radiator.



KITCHEN DINER

15' 5" x 9' 4" With fully fitted modern kitchen with a range of wall and base units with roll top work surfaces, stainless steel sink and drainer with mixer tap, integrated four ring gas hob and electric oven, stainless steel splashback with extractor hood over, integrated appliances (including washing machine, dishwasher and fridge freezer), radiator, numerous power points, ceiling spot lights, ceiling light point, double glazed window and French doors to the rear. The kitchen also houses the central heating combination boiler.



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GROUND FLOOR W.C

With closed coupled W.C, wash hand basin with tiled splash back, radiator and ceiling spot lights.

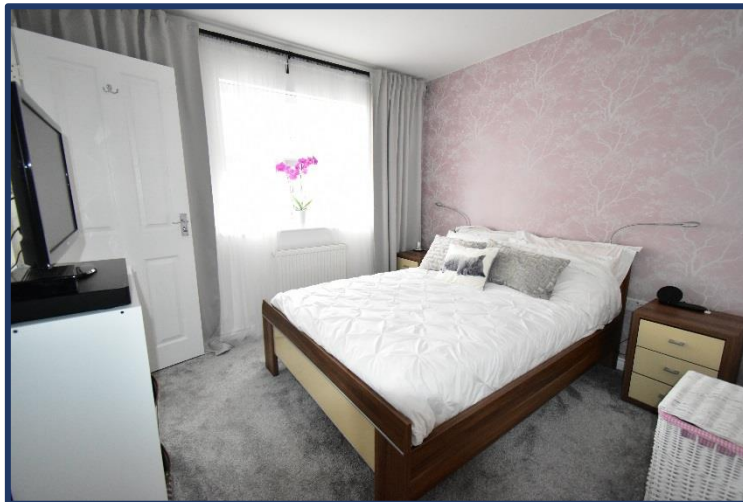


LANDING

With ceiling light point, radiator and access to all first floor rooms.

BEDROOM ONE

9' 9" plus fitted wardrobe x 11' 4" max With double glazed window to the front, fitted wardrobes, radiator, ceiling light point and power points.



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ENSUITE

With double glazed opaque window to the front, shower cubicle, wash hand basin, W.C, radiator, extractor and ceiling light point.



BEDROOM TWO

10' 9" x 8' 8" With double glazed window to the rear, ceiling light point, power points and radiator.



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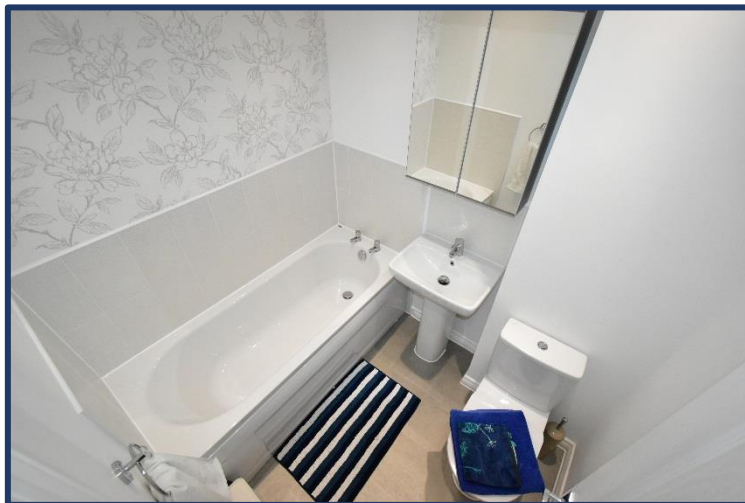
BEDROOM THREE

11' 7" x 6' 7" With double glazed window to the rear, ceiling light point, power points and radiator.



BATHROOM

With three piece white suite comprising panelled bath, pedestal wash hand basin, low level W.C, partly tiled walls, radiator, ceiling light point and extractor fan.



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OUTSIDE

To the front of the property there is driveway parking for two vehicles, front flower beds and gated access to the rear garden. The rear garden has a patio area, lawn and decked seating area, also an hard standing area for a garden shed.



ADDITIONAL INFORMATION

Council Tax Band: B

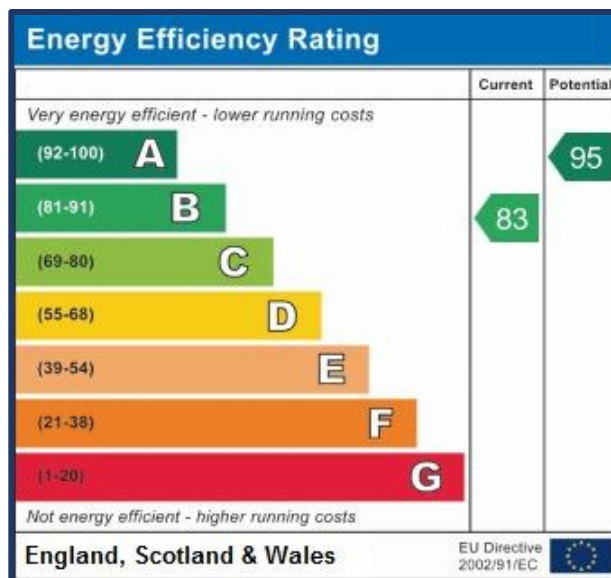
Local Authority: Newark and Sherwood District Council

Primary School: Lake View Primary and Nursery School

Secondary School: Joseph Whitaker School

Stamp Duty on Asking Price: Nil (This figure may change based on the Stamp Duty Holiday and when the property completes and will vary if buying as a second home/investment property.)

ENERGY PERFORMANCE RATING



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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 clients' investment.