



## 59 LINNET DRIVE MANSFIELD

£1,200 Per

A spacious modern 3 bedroom detached house situated within a cul-de-sac street in Rainworth. Includes Garage and large driveway.

- Driveway for at least two cars and a detached garage (power and lighting available in the garage)
- Entrance hallway with storage cupboard and downstairs WC.
- Separate lounge with doors overlooking the rear garden.
- Spacious rear garden with a large landscaped patio area, turfed section and further patio / seating areas. There's an outdoor tap and space for the bins to the side too.



- VIRTUAL TOUR AVAILABLE • Driveway • Separate garage • Downstairs WC, main bathroom and master bedroom with en suite

### Material Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

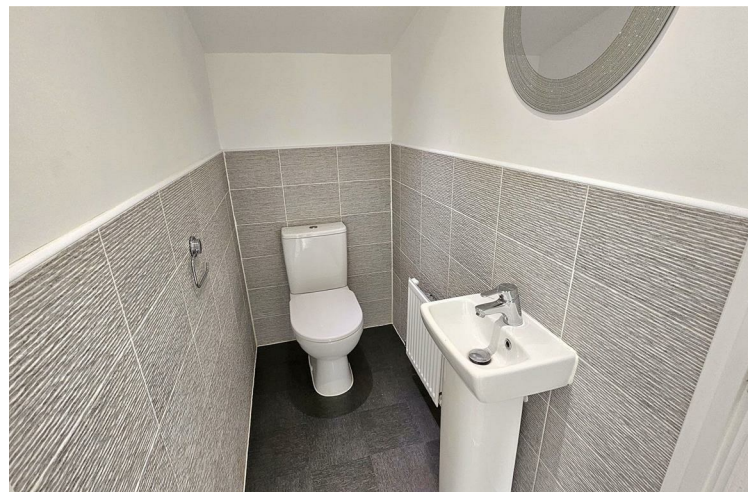
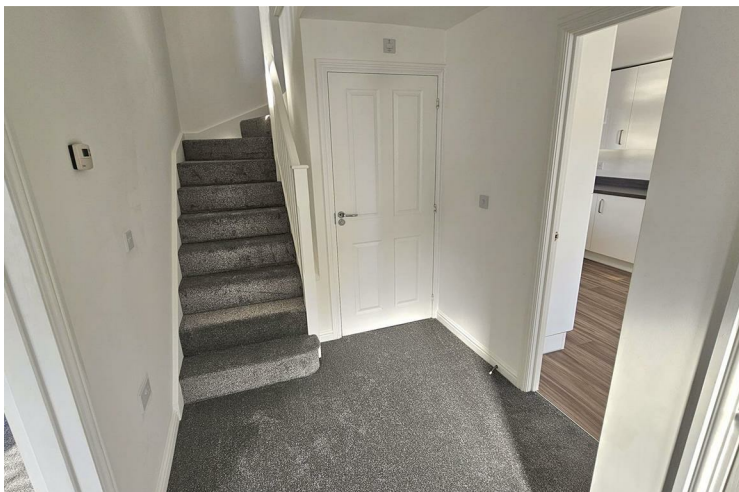
River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area  
Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Newark and Sherwood Council

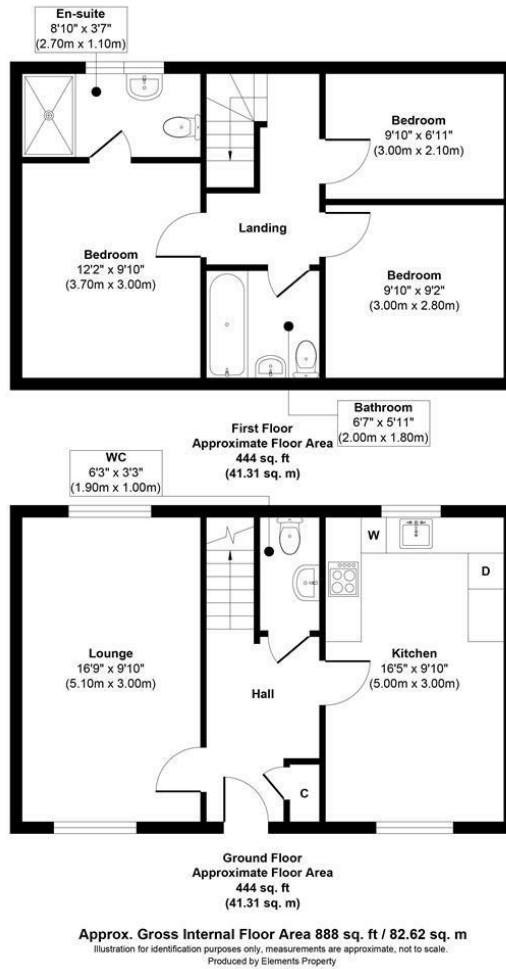
Any planning permission in the area: see [publicaccess.newark-sherwooddc.gov.uk/online-applications/](http://publicaccess.newark-sherwooddc.gov.uk/online-applications/)



- Modern throughout • Kitchen with integrated appliances • Spacious rear garden • Close to schools and other amenities • EPC Rating = B • Council tax band = C



59 Linnet Drive, Rainworth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B     Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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