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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Goulceby Road
Ranby
LN8 5LN**

**Offers in Excess of
£550,000**

EXTENSIVE GROUNDS OF 1.2 ACRES - RURAL LOCATION IN THE LINCOLNSHIRE WOLDS - LOTS OF PARKING - PERFECT FAMILY SETTING – This property is a detached four bedroomed residence with three reception rooms set in approx. 1.2 acres in this idyllic scenic rural location. The property is well presented throughout and the grounds and internal accommodation would make an ideal country residence. Peaceful and tranquil are two words that spring to mind and internal viewing is the only way to fully appreciate the property on offer. Internal viewing will reveal the entrance hall, study, shower room, utility room, dining room, breakfast kitchen and a spacious lounge, all to the ground floor. The first floor reveals four bedrooms, three being doubles and the bathroom with a four piece suite. With all the parking anyone could need, extensive grounds, trees and a patio area. The property also benefits from uPVC double glazing and oil central heating.

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Entrance Hall

Entering the property reveals two radiators and a carpeted floor. There is also a door with a window either side to the rear.

Study

11' 5" x 9' 1" (3.48m x 2.78m)

The study has a window to the front elevation, a radiator and a carpeted floor.

Shower Room

8' 11" x 5' 9" (2.73m x 1.76m)

The shower room has a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with an electric shower and extractor fan.

Utility room

11' 3" x 6' 11" (3.42m x 2.11m)

The utility has a window to the rear elevation, vinyl flooring, plumbing for a washing machine, a sink and drainer and a fitted unit. Space for a tall fridge and freezer as well plumbing for a tumble dryer.

Boot Room

With tiled floor and window to the rear.

Dining Room

16' 11" x 8' 6" (5.16m x 2.60m)

The dining room has dual aspect windows, a radiator and a carpeted floor. There is also built in storage.

Lounge

16' 11" x 22' 10" (5.15m x 6.97m)

The lounge is a great size with dual aspect windows and French doors to the side elevation, two radiators and a carpeted floor. There is also a multi fuel burner.

Kitchen/Diner

15' 1" x 10' 7" (4.60m x 3.22m)

With dual aspect windows, a radiator and vinyl floor tiles. There is also a range of fitted units with a ceramic sink and drainer, a FIVE ring gas hob (calor gas) with extractor fan over and an electric oven. There is also a pantry and fitted storage. There is also space and plumbing for a dishwasher.

First Floor Landing

The first floor landing has a window to the side elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom One

17' 0" x 10' 8" (5.17m x 3.25m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Two

16' 11" x 10' 7" (5.16m x 3.23m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Three

8' 7" x 11' 10" (2.61m x 3.61m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Four

7' 11" x 8' 5" (2.42m x 2.56m)

Bedroom four has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

8' 7" x 8' 5" (2.61m x 2.57m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, basin, corner bath and a shower cubicle with a power shower. Wall mounted fan heater.

Outside

Enclosed to all sides with hedges, fencing and a gate to the driveway. The gate reveals an area to park all the vehicles anyone could ever need and a gate enters into the grounds. First in sight is the patio area ideal for alfresco dining and then a little teaser through the shrubs of the main area of the garden. A vast space with plenty of grass, established trees and fruit trees and manicured hedges to all sides. There is also a large shed.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

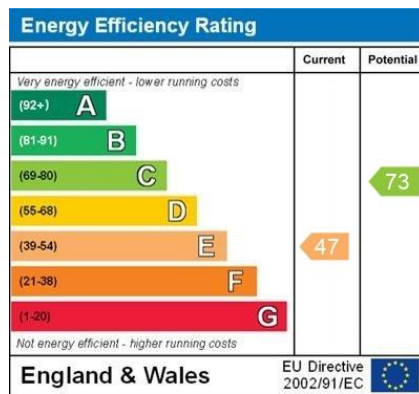
GROUND FLOOR
103.1 sq.m. (1110 sq.ft.) approx.

1ST FLOOR
67.3 sq.m. (724 sq.ft.) approx.



TOTAL FLOOR AREA: 170.4 sq.m. (1834 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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