



ROSEDALE, GREAT NORTH ROAD, RANSKILL  
£375,000

**BROWN & CO**

## ROSEDALE, GREAT NORTH ROAD, RANSKILL, RETFORD, DN22 8NJ

### DESCRIPTION

Rosedale is a detached double fronted 1930's bungalow on a large plot extending to approximately ¾ of an acre. The property offers versatile accommodation plus has the added benefit of being able to extend, subject to usual planning consent. There is a large lounge overlooking the large rear garden with log burner, kitchen breakfast room as well as a separate dining room and utility room. Externally the property is set back from Great North Road with a long driveway which in turn leads to a brick built detached double garage. The gardens are well stocked and secluded and there are also some additional outbuildings to the rear of the plot.

### LOCATION

Ranskill is a small and favoured village to the north of Retford with local infant and junior school, public house, convenience store and fish & chip shop. Retford town centre is approximately 15 minutes' drive with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Bawtry is a small and popular town to the north with some local amenities and the A1 is to the west which links to the wider motorway network. There are some delightful country walks within easy distance to open countryside and surround.

### DIRECTIONS

what3words///cakes.ghosts.else

### ACCOMMODATION

**ARCHED COVERED ENTRANCE** with quarry tiled step, light, part glazed door to

**GOOD SIZED RECEPTION HALL** 27'2" x 7'6" (8.30m x 2.31m) maximum dimensions. Central heating thermostat, access to roof void via ladder, velux window to the rear

**LOUNGE** 18'9" x 13'2" (5.75m x 4.01m) front and rear aspect double glazed window. Rear aspect double glazed French doors leading into the garden. Recessed log burner on raised quarry tiled hearth. TV and telephone points. Wall light points.



**BREAKFAST KITCHEN** 10'8" x 10'0" (3.30m x 3.05m) rear aspect double glazed oriel bay window overlooking the rear garden. A good range of wood fronted base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Integrated dishwasher, fridge, electric oven and grill with Zanussi four ring electric hob and extractor canopy above. Ample working surfaces, ceramic tiled flooring. Extractor fan. Doorway and step down to



**UTILITY ROOM** 11'4" x 5'3" (3.46m x 1.62m) rear aspect double glazed window. Floor mounted Worcester oil fired central heating boiler. Space and plumbing for washing machine. Onyx effect working surfaces. Ceramic tiled floor. Half glazed composite door to garden. Space for free standing appliance.

**DINING ROOM** 17'9" x 11'9" (5.44m x 3.64m) dual aspect double glazed windows. Wall light points. TV point and telephone point.



**BEDROOM ONE** 11'10" x 10'10" (3.65m x 3.34m) front aspect double glazed oriel bay window with views to the front garden.



29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
**01777 709112** | [retford@brown-co.com](mailto:retford@brown-co.com)

**BEDROOM TWO 11'10" x 10'10" (3.65m x 3.34m)** rear aspect double glazed oriel bay window with views to the rear garden. Laminate flooring.



**BEDROOM THREE 9'9" x 5'9" (3.02m x 1.79m)** side aspect double glazed window.

**FAMILY BATHROOM 9'8" x 5'8" (3.00m x 1.76m)** side aspect obscure double glazed window. Three piece white suite with P-shaped panel enclosed bath with mixer tap, mains fed shower and glazed shower screen. Vanity unit with mixer tap and cupboards below. Low level wc. Ceramic tiled flooring, tiled walls, recessed lighting. Towel rail radiator. Wall mounted mirror with light.



**ADDITIONAL SHOWER ROOM 6'10" x 5'10" (2.12m x 1.82m)** rear aspect obscure double glazed window. Walk in shower with electric shower. Pedestal hand basin, low level wc, ceramic tiled floor, part tiled walls. Wall light point.



## OUTSIDE

The front garden is walled, fenced and hedged to all three sides. There is space off Great North Road leading to the driveway of Rosedale with a five bar gate leading to the driveway which is pebbled and provides parking for 3-4 vehicles. The front garden is well stocked with some established shrub, flower beds and borders. The front garden is mainly lawned with two five bar gates, one leading to the side driveway with space for additional vehicles. Concealed oil tank. **BRICK BUILT OUTBUILDING 13'3" x 7'9" (4.04m x 2.42m)** with double stainless steel sink drainer unit, additional working surfaces, storage, power and light (it would make a great home office or den). From the drive is a further pebbled area with additional space for several vehicles leading to **BRICK BUILT DETACHED DOUBLE GARAGE 20'0" x 18'3" (6.10m x 5.57m)** with pitched roof, electrically operated roller shutter doors, windows to side and rear. Personal door. To the rear of the garage is additional **SINGLE STOREY WORKSHOP 15'1" x 9' (4.60m x 2.75m)** or space for a third car.

The rear garden is one of the fine features of the property and is fenced and hedged to all sides. There is a good sized paved patio with external lighting and water supply. The garden is mainly lawned with well established shrub and flower borders. In addition, there are **FOUR BRICK BUILT OUTBUILDINGS**, all with power and light.

**Outbuilding one – 9'7" x 8'1" (2.96m x 2.45m)**

**Outbuilding two – 15'9" x 8'2" (4.85m x 2.50m)**

**Outbuilding three – 14'8" x 8'1" (4.52m x 2.45m)**

**Outbuilding four – 13'6" x 7'9" (4.14m x 2.42m)**

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

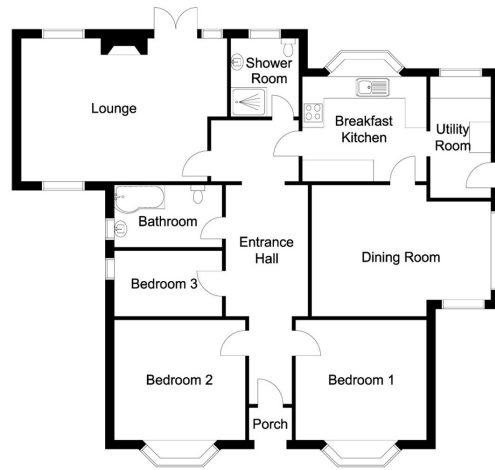
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

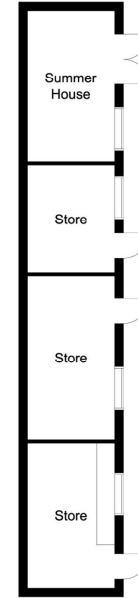
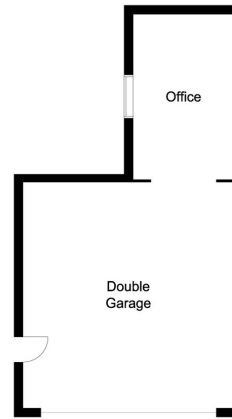
These particulars were prepared in July 2024.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	62
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

## Ground Floor



## Outbuildings



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

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