



BRINDLEY HOUSE, RANBY
£420,000

BROWN & CO

BRINDLEY HOUSE, OLD BLYTH ROAD, RANBY, RETFORD, DN22 8HZ

DESCRIPTION

A modern three storey detached family home on the very edge of this popular village of Ranby. The property boasts a recently refitted kitchen leading into a good sized living room which leads into the conservatory and overlooks the rear garden. On the first floor is a good sized master bedroom suite with fitted bedroom furniture, en suite shower room. There is also a first floor sitting room with Juliet balcony offering views to the Chesterfield Canal and fields behind. There is no onward chain and viewing is advised.

LOCATION

Ranby is a small village on the outskirts of Retford town centre giving good access to the A1. Retford town centre provides comprehensive shopping, leisure and recreational facilities as well as schooling for all age groups. There is a main line railway station to London Kings Cross (approx. 1 hour 30 minutes). Ranby boasts the Chequers Inn public house which has a good local reputation and nearby Ranby House private school.

DIRECTIONS

what3words:///stone.paper.rural

ACCOMMODATION

Composite door into

GOOD SIZED ENTRANCE HALL 13'5" x 6'3" (4.12m x 1.91m) with side aspect double glazed window. Dark oak effect flooring, stairs to first floor landing, under stairs storage cupboard.

CLOAKROOM with white low level wc, pedestal hand basin with mixer tap. Tiled floor, part tiled walls, recessed lighting, extractor and chrome towel rail radiator.

KITCHEN 12'6" x 10'10" (3.83m x 3.35m) recently modernised with a good range of cream coloured high gloss base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, integrated dishwasher. Space for American style fridge freezer. Built in electric Neff oven and Neff grill/microwave. Five ring Neff electric induction hob with stainless steel contemporary Dietrich extractor canopy, ample wood effect working surfaces, tiled flooring, Perspex splashback, recessed lighting, front aspect double glazed window.



LOUNGE DINING ROOM 17'8" x 15'7" (5.43m x 4.78m) double glazed window to the rear and half glazed door with matching side window into conservatory. Dark oak effect flooring, wall mounted pebble effect electric fire, TV and telephone points.



CONSERVATORY 10'4" x 9'9" (3.16m x 3.03m) brick base with double glazed windows and polycarbonate roof, dark oak laminate flooring, double glazed French door into the garden.



FIRST FLOOR GALLERY STYLE LANDING front aspect double glazed window. Second staircase to second floor. Built in airing cupboard with Heatrae Sadia Megaflow hot water system.

SITTING ROOM 17'6" x 15'3" (5.36m x 4.67m) dual aspect with double glazed window to the front and double glazed French doors to Juliet balcony with side windows overlooking the garden, Chesterfield Canal and fields beyond. Feature painted fireplace with patterned tiled insert and matching raised hearth with fitted electric log burner. Ceiling roses, TV point.



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BEDROOM ONE 15'9" x 10'0" (4.85m x 3.09m) measured to front of full width range of built-in bedroom furniture incorporating wardrobes and drawers. Additional built in double wardrobe with hanging and shelving. Two rear aspect double glazed windows overlooking the garden, Chesterfield Canal and fields beyond. Door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. A good sized walk in shower cubicle with glazed screen, mains fed shower and aqua boarding surround. Vanity unit with inset sink, cupboard below and mixer tap. Mirror with light above and shaver socket. Low level wc with concealed cistern with storage cupboard and drawers. Tiled flooring, part tiled walls, chrome towel rail radiator, recessed lighting and extractor.

BEDROOM FOUR 11'0" x 7'0" (3.39m x 2.16m) front aspect double glazed window. Telephone point. Built in single wardrobe with hanging and shelving space.

FAMILY BATHROOM 11'0" x 5'3" (3.39m x 1.62m) side aspect obscure double glazed window. Three piece white suite comprising roll top claw footed free standing bath with telephone style mixer tap/shower attachment. Pedestal hand basin, low level wc. Dark oak laminate flooring, part tiled walls and extractor.



SECOND FLOOR

GALLERY STYLE LANDING front aspect double glazed window. Telephone point. Side aspect Velux double glazed window.

BEDROOM TWO 17'9" x 13'2" (5.44m x 4.01m) rear aspect double glazed window overlooking the garden, Chesterfield Canal and fields beyond. Stained wooden flooring, access to eaves storage. Door to



JACK 'N' JILL SHOWER ROOM side aspect Velux double glazed window. Walk in tile enclosed shower cubicle with mains fed shower and glazed screen. Low level wc, pedestal hand basin, stained wood flooring, shaver socket, part tiled walls.

BEDROOM THREE 12'7" x 11'2" (3.86m x 3.41m) front aspect double glazed window. Stained wooded stripped flooring. Access to jack 'n' jill bathroom.



OUTSIDE

The front is walled with railings to all sides. Access by way of a drob kerb to block paved driveway providing space for 2-3 vehicles. The garden has a small, raised area of lawn with shrub borders. Wrought iron gate giving access to the rear garden. **INTEGRAL SINGLE GARAGE 17'8" x 13'2" (5.44m x 4.01m)** with electrically operated door, power, light and personal door to rear garden.

The rear garden has a side block paved pathway which leads to a matching good sized patio, fencing to all sides, railway sleeper edging to the raised lawn area with shrub borders. Steps up to the rear of the plot where there is a gate giving pedestrian access to the tow path. There is a covered timber area housing the oil fired central heating boiler.

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 TBA.

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.

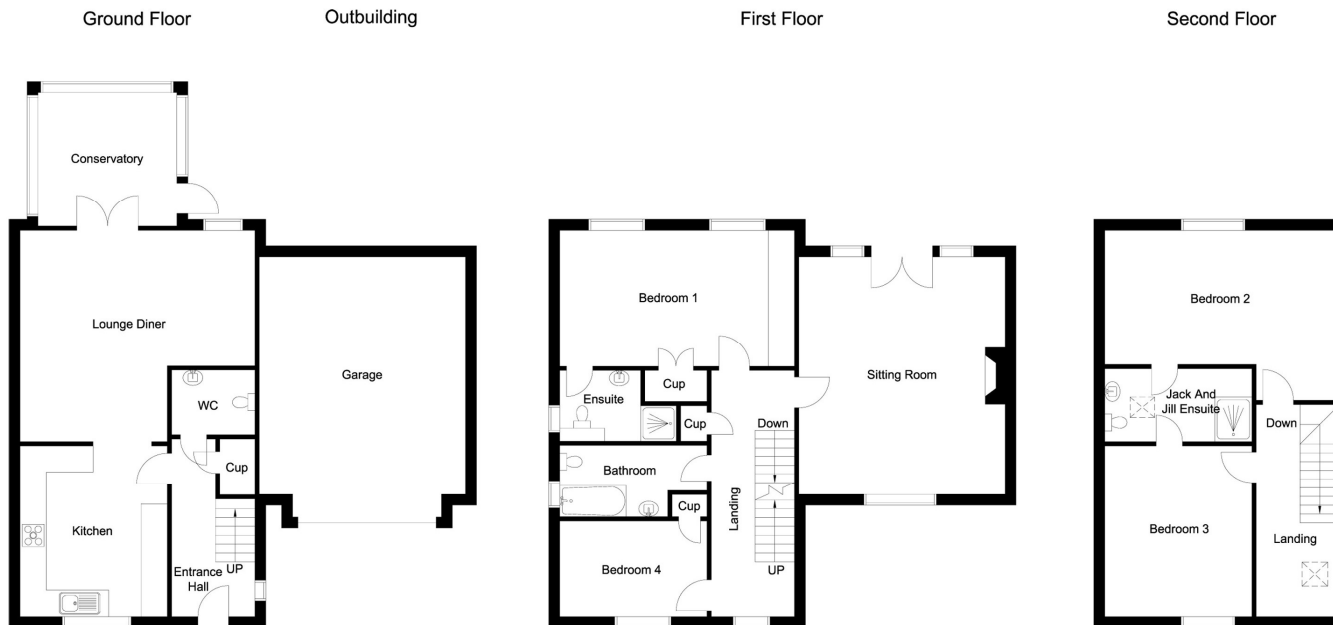
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 September 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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/ metrage if quoted on this plan.
 CP Property Services @2024



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