



5 SPINNEYMEDE, RANSKILL
Offers in excess of £425,000

BROWN & CO

5 SPINNEYMEDE, MATTERSEY ROAD, RANSKILL, RETFORD, DN22 8NB

DESCRIPTION

A modern and nicely presented detached family home set on a large plot in this favoured executive cul de sac in the village of Ranskill. Benefits include a large P-shaped double glazed conservatory overlooking the delightful gardens which links into the dual aspect living room as well as the open plan kitchen dining room. There are en suite facilities to the master bedroom and externally there is a large driveway with parking for several vehicles and attached double garage as well as home office/playroom. There is scope to extend, subject to usual planning consents.

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 inter city link. Doncaster is accessible with more facilities and mainline railway station as well/. 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. Daneshill lakes and nature reserve is less than 10 minutes drive.

DIRECTIONS

What3words:///sugars.windmills.physical

ACCOMMODATION

Covered entrance with half glazed composite door with double glazed side light windows into

GOOD SIZED ENTRANCE HALL 14'7" x 8'3" (4.49m x 2.53m) with wall light points. Dog legged turning staircase to gallery style first floor landing. Display niche.

CLOAKROOM front aspect obscure double glazed window. White low level wc. Vanity unit with mixer tap and mushroom coloured

soft close cupboards with work surface over. Part tiled walls. Ceramic tiled flooring. Recessed lighting.

LOUNGE 20'4" x 11'8" (6.21m x 3.61m) measured to front aspect double glazed square bay window. Recessed fire with raised marble effect hearth and space for free standing log burner. TV and telephone points, wall light points. Double glazed double doors into the conservatory.



OFFICE/PLAYROOM 10'5" x 9'6" (3.20m x 2.92m) side aspect double glazed window with garden views, telephone point

OPEN PLAN KITCHEN DINING ROOM 21'10" x 14'7" (6.69m x 4.48m)

Kitchen area dual aspect overlooking the attractive and well stocked garden. A good range of base and wall mounted cupboard and drawer units in a mushroom colour. Single stainless steel sink drainer unit, integrated dishwasher below and integrated fridge. Belling electric cooker and extractor above. Ample work surfaces patterned tiled walls. Peninsular breakfast bar with a range of cupboards and drawers below.

Dining area return double doors into the hallway. Contemporary radiator. Double French doors into the



CONSERVATORY 22'4" x 13'8" (6.82m x 4.20m) maximum dimensions, brick base with double glazed windows and polycarbonate ceiling. Central ceiling fan and light. Wall light points. Double doors into the attractive well stocked gardens.

UTILITY ROOM side aspect half glazed door into rear porch. Matching mushroom coloured base and wall mounting cupboards. 1 1/4 stainless steel sink drainer unit with mixer tap. Matching working surfaces with upstand. Space and plumbing for washing machine. Space for upright fridge freezer.

REAR PORCH half glazed UPVC door into the garden with double glazed windows. Wall mounted gas fired central heating combination boiler. Wood clad ceiling.

FIRST FLOOR

LANDING front aspect arched double glazed window. Access to roof void which is partially boarded, light and ladder.

BEDROOM ONE 12'6" x 10'0" (3.85m x 3.07m) measured to front of full length range of built-in wardrobes with matching bedside cabinets and over bed lighting. Rear aspect double glazed window with views over the attractive gardens. TV aerial lead. Door to

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EN SUITE SHOWER ROOM 8'9" x 4'9" (2.70m x 1.50m) rear aspect obscure double glazed window. A good sized walk-in shower cubicle with sliding doors, aqua boarding surround, mains fed shower with handheld attachment. Vanity unit, low level wc with concealed cistern. Hand basin with mixer tap. Range of wall and base cupboards. Tiled laminate effect flooring. Recessed lighting, extractor.

BEDROOM TWO 11'9" x 10'8" (3.64m x 3.28m) rear aspect double glazed window with views to the garden. Central ceiling fan and light.



BEDROOM THREE 11'9" x 9'4" (3.64m x 2.85m) front aspect double glazed window with spotlight.

BEDROOM FOUR 11'6" x 7'9" (3.54m x 2.42m) front aspect double glazed window.

FAMILY BATHROOM side aspect obscure double glazed window. Three piece white suite comprising P-shaped panel enclosed bath with mixer tap, handheld mains fed shower with handheld attachment, raindrop shower head and aqua board surround. Vanity unit with inset sink with mixer tap, low level wc with concealed cistern. A range of white coloured cupboards with display shelving. Shaver socket. Part tiled walls, ceramic tiled flooring, spotlighting and extractor.



OUTSIDE

The front is on a bold corner plot. From Spinneymede there is access to the private driveway which is block paved in a herringbone style and provides parking for several vehicles. There are areas of lawn to both sides with some established shrubs and hedging. The drive leads to an **ATTACHED DOUBLE GARAGE 17'5" x 17'4" (5.33m x 5.29m)** with up and over door, power, light and personal door to the garden. External security lighting and water supply. In addition, there are double wrought iron gates leading to an open **CAR BARN** which is block paved.

The rear garden which is undoubtedly the main feature of the property and extends to approximately a third of an acre, subject to measured site plan. The garden is a place for children, dogs and for entertaining, or for just relaxing and enjoying life with four seating areas scattered around so the sun can be enjoyed whatever time of the day in the summer.

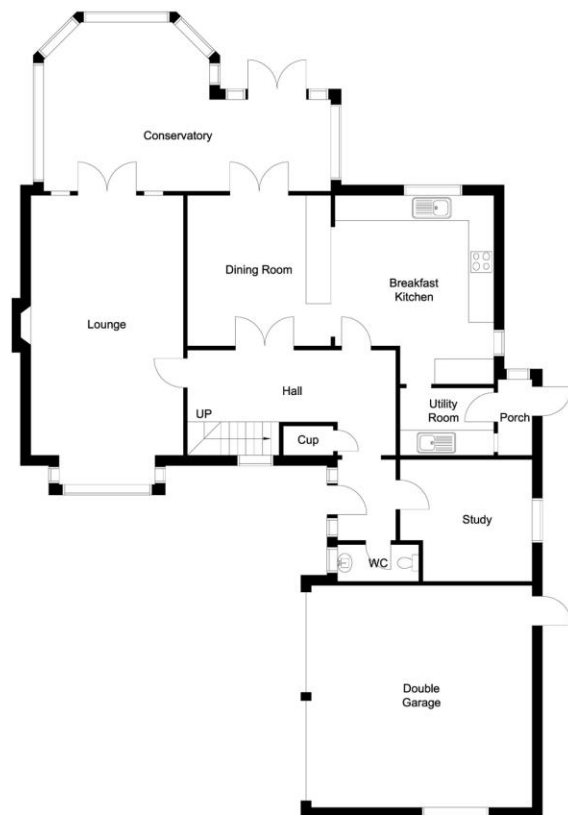
The garden is screened with hedging and fencing to all sides. The car barn has a paved patio area which leads to a good sized timber shed. Large areas of lawn. Circular patio area. Additional hedging screening the garden from two separate areas. Two additional sheds, one timber, one metal. A pine medium sized garden **Stuga** with seating for 15 and with central fire pit and fitted seating all around, power and lighting. Step up to an additional paved patio with external electric sockets. The garden as a whole has well stocked and established shrub, flower beds and borders.

GENERAL REMARKS & STIPULATIONS

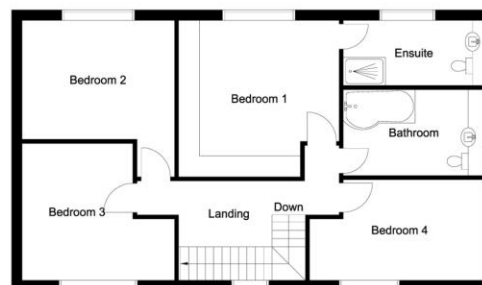
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These particulars were prepared in March 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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CP Property Services @2025



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