

# BURGIN ATKINSON

& C O M P A N Y



## 21 Southfall Close

Ranskill, Retford, DN22 8NE

**Offers In The Region Of £335,000**



GREAT SIZED EXTENDED DETACHED BUNGALOW SITTING IN GROUNDS OF APPROX 1/4 ACRE - THREE DOUBLE BEDROOMS - TWO RECEPTION ROOMS - FAMILY BATHROOM AND SHOWER ROOM - INTEGRAL GARAGE & UTILITY ROOM - EPC D



## Description

This well presented, detached bungalow is situated on approximately 1/4 acre plot in Ranskill. Ranskill is a well served and sought after village which offers a shop, a gastro pub, a chip shop and primary school along with a regular bus service to Retford, Bawtry and Doncaster. Retford Town is just 6 miles from the property and Bawtry is just 4 miles, both Retford and Doncaster offer regular mainline rail services direct to London Kings Cross. This home is conveniently located just 2 miles from the A1 network with access at nearby Blyth. The A1 gives seamless access to London and the North, as well as the M18, M62 and M1. Doncaster, Sheffield, Leeds and Nottingham are all an easy commute.

Internally, this home briefly comprises of three double bedrooms, two reception rooms, a kitchen diner a family bathroom and a shower room.

The property begins with an entrance hallway which provides access to the kitchen, utility and garage. The spacious kitchen diner is modern and features a breakfast bar and a stable door. The next room along is the light and airy living room with bay windows and a working open fire. The hallway features a built in coat/shoe storage and there is also an entrance porch which is currently being utilised as an office space with a UVPC door leading to the side of the property. The master bedroom provides a built in wardrobe and views the the private garden area, bedroom two offers views to the allotment area in the rear garden and bedroom three includes patio doors leading out into the garden. The main bathroom comprises of a bath, toilet and hand wash basin and the shower room provides a shower, toilet and hand wash basin.

Externally, the rear garden is mostly laid to lawn with two patio areas and an allotment to the side of the property via the gate, including raised beds and a green house. There is also a decking area with space for a hot tub as this area provides electric and lighting which makes this an ideal space for entertaining. To the front of the property, the garden is mostly laid to lawn with a block paved driveway offering parking space and a secondary parking area to the left.

Viewings are advised to appreciate the spacious yet homely feel the bungalow has to offer.

**Entrance Porch 7'6" x 5'11" (2.30 x 1.81)**

**Living Room 16'8" x 11'8" (5.10 x 3.56)**

**Kitchen Diner 23'9" x 9'8" (7.26 x 2.97)**

**Utility 8'1" x 8'4" (2.47 x 2.55)**

**Bedroom One 16'4" x 12'11" (5.00 x 3.96)**

**Bedroom Two 16'6" x 9'1" (5.04 x 2.78)**

**Bedroom Three 16'5" x 9'0" (5.01 x 2.76)**

**Bathroom 8'5" x 8'11" (2.59 x 2.74)**

**Shower Room 7'1" x 5'8" (2.16 x 1.75)**

**Garage 16'11" x 8'4" (5.18 x 2.56)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band D.

**Services:** Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**General:** Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

