

# BURGIN ATKINSON

& C O M P A N Y

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**£995**  
upfront (inc VAT)  
Any Property  
Any Price



## Glen Royal Great North Road

Ranskill, Retford, DN22 8NJ

**£290,000**



STUNNING 3 BED PROPERTY IN SOUGHT AFTER VILLAGE LOCATION - PERFECTLY PRESENTED THROUGHOUT - 3 RECEPTION ROOMS - ADDITIONAL OFFICE/CELLAR - SPACIOUS KITCHEN DINER - AMPLE OFF STREET PARKING AND SINGLE DETACHED GARAGE - LARGE REAR GARDEN - EPC C



**Description**

This very well presented three bedroom, semi detached property is located 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 gorgeous home commences in the entrance porch which leads to the welcoming hallway, the first room you will find is the spacious yet cosy living room area which is open plan, featuring a snug with a multi fuel stove. Carrying on through the property, you will find the dining room area with double sliding patio doors opening out into the conservatory. Also to the ground floor is the heart of the home, the kitchen. The kitchen is modern and offers a breakfast bar and space for another dining table. Additionally, the property has a cellar which is accessed via the living room and this space is currently being utilised as an office. The ground floor w/c completes this floor.

To the first floor, you will find the master bedroom with built in wardrobes and bay windows, the second double bedroom also contains fitted wardrobes and a third smaller bedroom. The family bathroom features a bath with overhead rainfall shower, toilet and hand wash basin.

Externally, the property boasts a large front driveway providing ample parking space and a single detached garage. To the rear, the garden is mostly laid to lawn with a patio area which makes an ideal space for entertaining. There is also another outdoor storage area and a shed in the rear garden.

Viewings are advised for this property to appreciate the spacious yet homely feel this house has to offer.

**Kitchen Diner 11'5" x 9'8" - 8'4" x 228 (3.48m x 2.95m - 2.54m x 69.49m)**

**Living Room 11'11" x 11'11" (3.64 x 3.64)**

**Office 9'8" x 8'3" (2.96 x 2.52)**

**Snug 11'10" x 10'10" (3.63 x 3.31)**

**Dining Room 11'0" x 8'3" (3.36 x 2.52)**

**Sun Room 11'8" x 9'7" (3.58 x 2.94)**

**W/C 4'11" x 2'10" (1.50 x 0.88)**

**Bedroom One 13'11" x 11'8" (4.26 x 3.57)**

**Bedroom Two 11'10" x 10'10" (3.63 x 3.32)**

**Bedroom Three 9'0" x 6'5" (2.76 x 1.97)**

**Family Bathroom 5'6" x 7'4" (1.70 x 2.24)**

**Garage 15'7" x 9'3" (4.75 x 2.83)**

**General Remarks & Stipulations**

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

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.

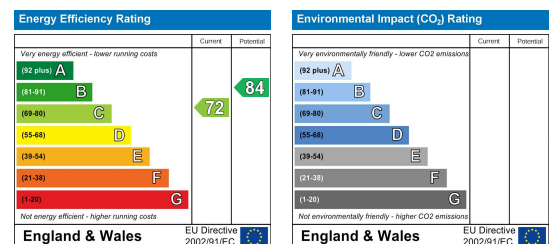
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.