



Sana, Mattersey Road, Ranskill,
DN22 8ND



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£350,000

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Sana is a substantial detached bungalow situated on Mattersey Road in the popular well-served village of Ranskill. The bungalow has undergone an extensive scheme of refurbishment throughout 2023 to include a re-fitted kitchen and bathroom and offers accommodation consisting of two reception rooms, three double bedrooms and a study, a breakfast kitchen, conservatory, utility room & boot room, as well as a bathroom. Sitting within mature grounds measuring approximately 0.2 acre, the bungalow also features lawned gardens to front and rear aspects as well as ample off-road parking.





RECEPTION HALL

11.35m x 1.15m (37'2" x 3'10")

Double glazed obscure front entrance door with matching sidelight, doors leading to the majority of the accommodation, wall-mounted thermostat for the central heating, double doored cloaks cupboard, moulded coving to the ceiling, two double glazed windows to the front aspect and two single panel radiators.

SITTING ROOM

5.59m x 4.25m (18'4" x 13'11")

A dual aspect reception room with double glazed windows to the front and right aspects, two single panel radiators, television point, dado rail, moulded coving to the ceiling and a range of ceiling-mounted spotlights as well as a fireplace with multi-fuel stove within.

LOUNGE/DINER

6.02m x 3.03m (19'10" x 9'11")

A further dual-aspect reception room with double-glazed windows to the front and left aspects, a single panel radiator, coving to the ceiling, a range of ceiling-mounted spotlights and a door leading into;

BREAKFAST KITCHEN

3.97m x 3.62m (13'0" x 11'11")

Re-fitted in 2023 with a contemporary range of gloss base and wall units consisting of soft-close cupboards and drawers underneath stone effect work surfaces with matching upstands. Appliances include a dishwasher, upright fridge freezer, four-ring induction hob and angled extractor hood above, as well as a fan-assisted electric oven. The kitchen also has a composite 1 1/2 bowl sink and drainer, herringbone pattern timber effect floor covering, double glazed window to rear aspect.

UTILITY ROOM

3.37m x 1.96m (11'1" x 6'5")

Wall-mounted thermostat for the central heating, a hatch accessing the roof space, herringbone pattern

timber effect floor covering, airing cupboard featuring light within and double doors leading into;

BOOT ROOM

2.72m x 2.20m (8'11" x 7'2")

Featuring a tiled floor covering, space and supply for an American-style fridge freezer, a butler sink with chrome taps, double glazed windows to the front and rear aspects and a UPVC double glazed obscure door to the rear giving access to the rear garden. Wall-mounted 'Ideal' gas-fired combination central heating boiler. Opening leading into a further area with space and plumbing for a washing machine.

CONSERVATORY

3.78m x 2.98m (12'5" x 9'10")

UPVC double glazed windows to the left, rear and right aspects as well as a matching pair of French doors giving access to the rear garden. Featuring a tiled floor covering and polycarbonate lean-to roof above.

BEDROOM ONE

3.94m x 3.63m (12'11" x 11'11")

Double glazed window to the rear aspect, single panel radiator and coving to the ceiling as well as a range of ceiling-mounted spotlights.

BEDROOM TWO

3.64m x 3.03m (11'11" x 9'11")

Double glazed window to the rear aspect, single panel radiator and coving to the ceiling.

BEDROOM THREE

3.41m x 3.03m (11'2" x 9'11")

Double glazed window to the rear aspect, single panel radiator, coving to the ceiling and a range of fitted wardrobe units.

STUDY

1.80m x 1.80m (5'11" x 5'11")

Double glazed window to the front aspect and a single panel radiator.





**NEWTON
FALLOWELL**



BATHROOM

2.50m x 1.99m (8'2" x 6'6")

Re-fitted in 2023 with a three-piece suite consisting of a panel bath, wash hand basin with toiletry storage below and a low-level flush w.c. The bathroom also has a double-glazed obscure window to the rear aspect, composite boarded walls, timber effect floor covering, panel radiator.

EXTERNALLY

The property is accessed from Mattersey Road through double wrought iron gates leading onto a concrete driveway which provides parking for 3-4 vehicles and extends to form a pathway leading to the front entrance door. The garden to the front is predominantly laid to lawn with some mature borders as well as stone boundary wall to the front aspect and several ornamental trees. The garden to the rear features several distant areas to include a slabbed patio area immediately to the rear of the conservatory, a rockery area with mature plants to the rear left corner of the plot, a gravelled area with slabbed borders and a lawned area with mature borders. The garden is enclosed behind hedging and fencing to all aspects and benefits from magnolia and apple trees, as well as a hardstanding for a garden shed to the rear right corner. External security lighting and external water supply.

TENURE

Freehold

COUNCIL TAX

Band D

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



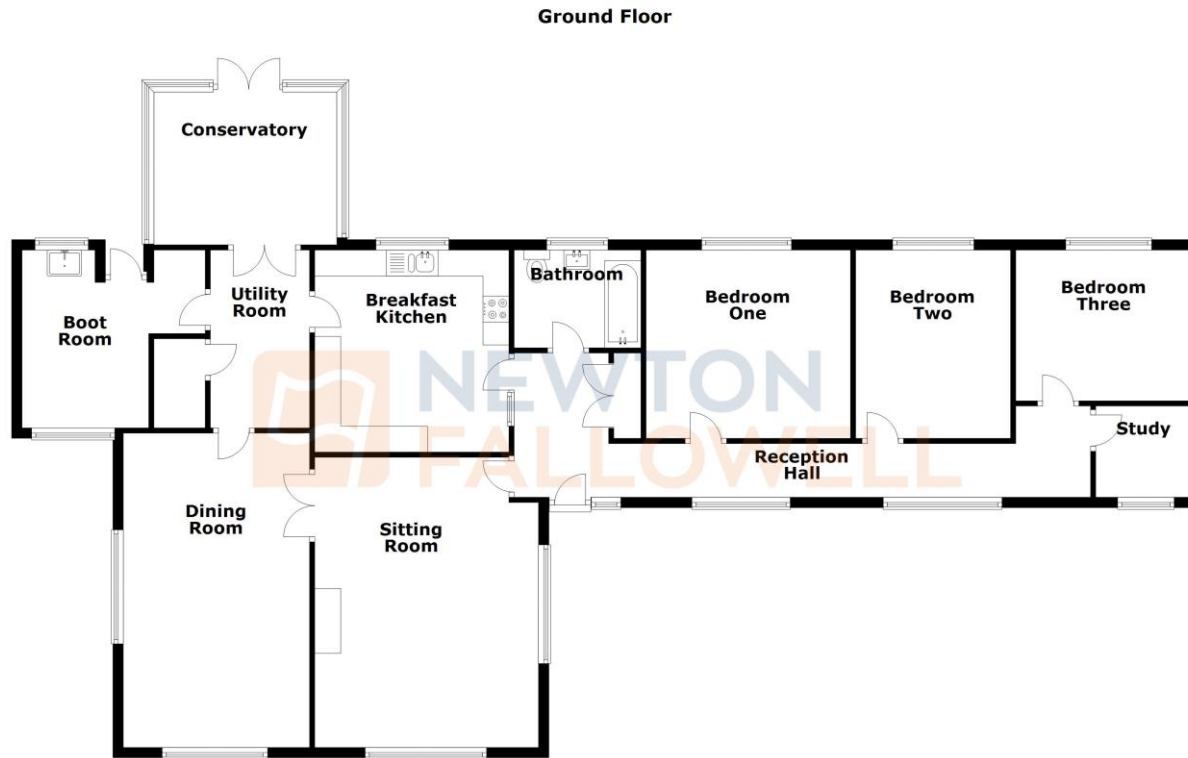
SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Floorplan



Total area: approx. 153.6 sq. metres (1652.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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