



28 Pilgrim Close, Ranby, Retford, DN22 8JU



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£170,000



A well-presented three bedroom mid terrace property in quiet location, featuring lounge, kitchen diner, utility, downstairs WC, store room, and shower room.

The property benefits from ample storage space, solar panels, residential parking and easily maintained landscaped rear garden.





#### Entrance porch

Double glazed windows to left front and right aspects with matching front entrance door double panel radiator timber effect flooring further composite double glazed door leading into reception hall

#### Reception hall

Staircase leading to 1st floor doors leading to lounge and kitchen

#### Lounge 5.77m x 3.48m (18'11" x 11'5")

Double glazed bow window to front aspect two double panel radiators fireplace with electric pebble effect fire within television point double glazed sliding patio doors to rear aspect, recess for media wiring.



#### Dining kitchen 5.77m x 2.70m (18'11" x 8'10")

Double glazed window to front aspect and matching window to rear kitchen area is fitted with a range of base and wall units consisting of cupboards and drawers underneath rolltop work surfaces with tiled splashback appliances include a Viceroy double oven with electric hob with extractor hood above 'Zanussi' dishwasher. Tiled flooring, two double panel radiators, two fitted cupboards. Venetian plaster to dining area.

#### Utility

Composite double glazed obscure side entrance door leading out to garden tiled flooring wall mounted electric heater Velox double glazed roof light surface area with space and plumbing underneath the washing machine and tumble dryer.

#### Store 2.13m x 2.47m (7'0" x 8'1")

Valent hot water cylinder tank wall mounted electric consumer unit for air source heating. Power and light within.

#### WC 1.94m x 1.21m (6'4" x 4'0")

Low level flush WC door panel radiator timber effect flooring.

#### First floor landing

Double panel radiator airing cupboard with shelving.

#### Bedroom one 3.16m x 3.48m (10'4" x 11'5")

Double glazed window to front aspect, double panel radiator two fitted wardrobe units with hanging rails and shelving within.

#### Bedroom two 3.77m x 2.55m (12'4" x 8'4")

Double panel radiator double glazed window to front aspect fitted wardrobe unit with hanging rail and shelf within.

#### Bedroom three 2.40m x 2.49m (7'11" x 8'2")

Double glazed window to rear aspect, double panel radiator. Fitted wardrobe unit with hanging rail and shelf within.

#### Shower room 1.79m x 1.50m (5'11" x 4'11")

Two double glazed obscure windows to rear aspect quadrant shower enclosure with mains fed shower within low level dual flush WC wash handbasin with toiletry storage below walls with complimentary tiled flooring double panel radiator and chrome ladder style towel radiator.

#### Gardens and grounds

Enclosed, well-presented easily maintained garden, Keter 8'x11' resin steel enforced shed with roof light.

#### Solar panels

The property is fitted with solar photovoltaic panels to the front aspect, owned by the current vendor and installed in 2024. These provide water heating and unused electricity is fed back to the National Grid and an export tariff is currently provided

#### 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. Any site measurements given are subject to site survey.

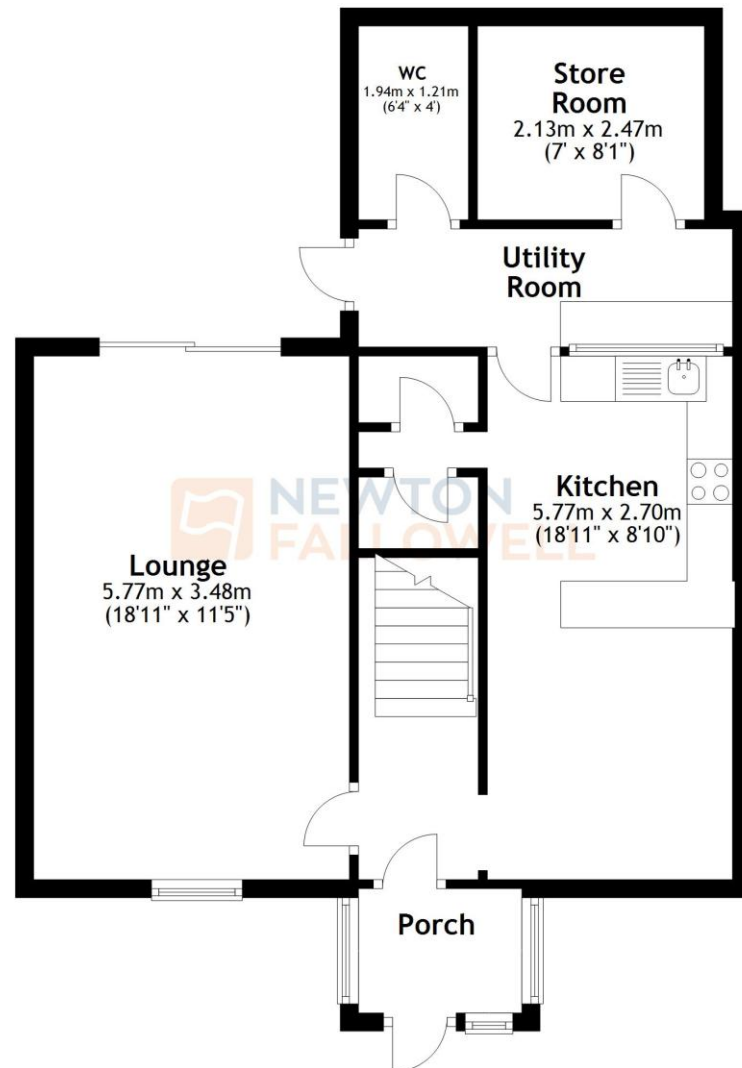
#### Services

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.

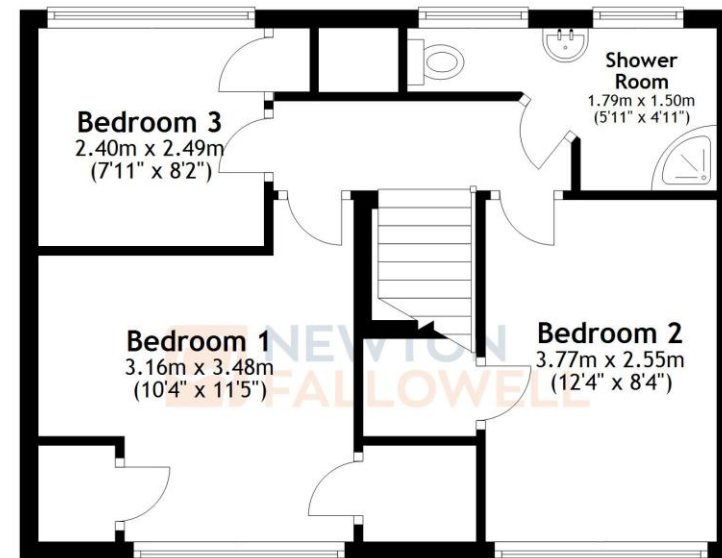




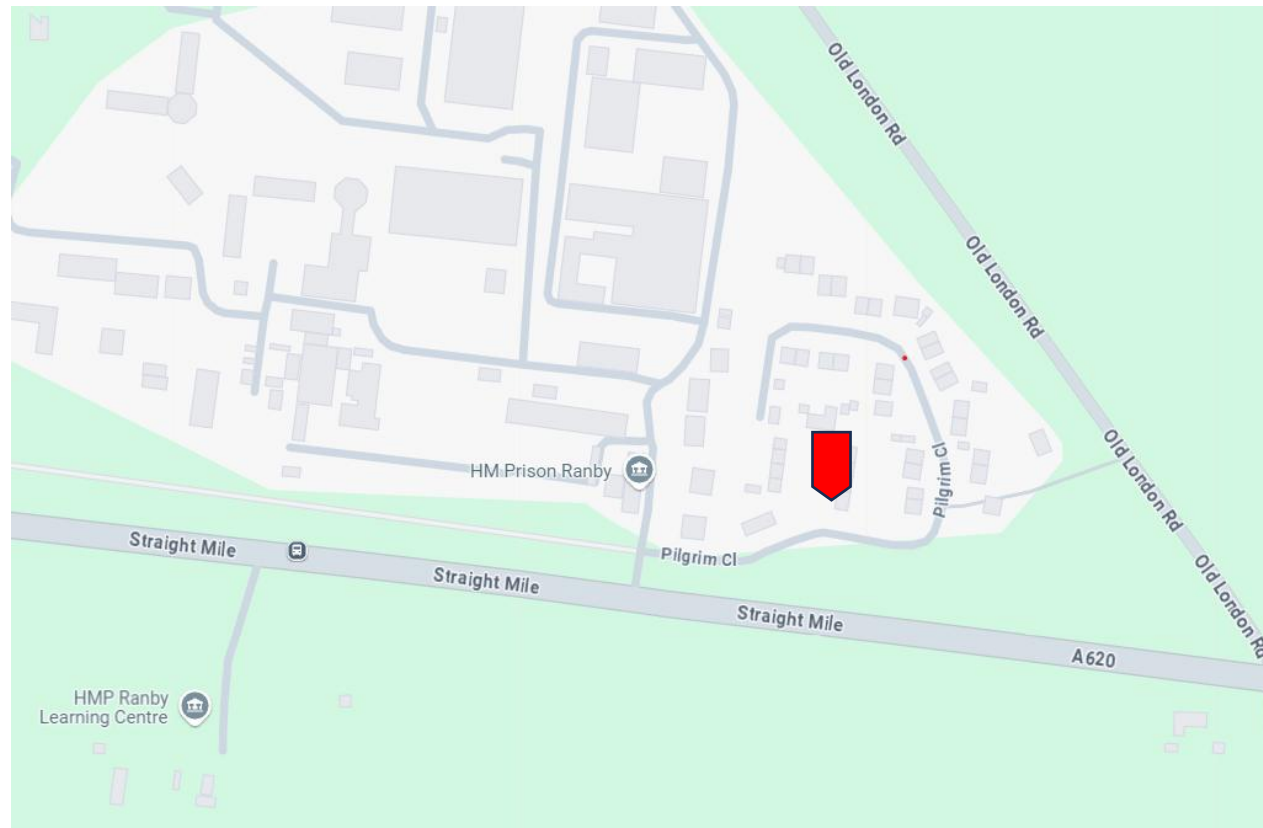
## Ground Floor



## First Floor



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		