



Blue Bell Court, Ranskill, Retford DN22 8GB

HUNTERS[®]
EXCLUSIVE



BLUE BELL

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Hunters are delighted to offer this substantial spacious family home set over three floors with five DOUBLE bedrooms and a double Garage with studio room over situated in the popular village of Ranskill on the A638 mid way between Retford and Bawtry. Viewing is highly recommended.





DESCRIPTION

The property briefly comprises Entrance Hall, Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility and downstairs Cloakroom to the ground floor, three Bedrooms, two with En Suite and family Bathroom to the first floor and two Bedrooms plus Shower Room to the second floor. Outside there are gardens to the front and rear with a double Garage and useful studio room over, with off street parking for several vehicles. The property also benefits from double glazed sash windows throughout and gas central heating, underfloor heating to the ground floor, zoned heating controls with four thermostats to the Living Room, Dining Room, including the Kitchen and to the first floor the main Bedroom and a second floor Bedroom. The stairs and landing area also benefit from low level LED night lighting.

ACCOMMODATION

The property is accessed via a porched entrance with two outside lights through a dark green composite door with glass panels which leads into:

ENTRANCE HALLWAY

6'11" x 13'10"

Providing access to the Lounge, Dining Room, Breakfast Kitchen, downstairs Cloakroom and stairs to the first floor with cupboard under, dimmer switch, spotlights to ceiling and smoke alarm.

LOUNGE

13'6" x 24'6"

Central feature fireplace with surround housing a flame effect fire, t.v. and telephone points, bay window to the front elevation, spotlights to ceiling and double doors opening into:

CONSERVATORY

13'2" x 10'9"

With heated under floor tiled flooring, power sockets, t.v. point and double doors opening to the rear garden.

DINING ROOM

12'5" x 10'0"

TV and telephone points, double doors opening to the Entrance Hall and bay window to the front elevation.

DOWNSTAIRS CLOAKROOM

6'1" x 3'0"

Tiled throughout, two piece suite comprising wash hand basin on plinth and low level flush w.c., two shelves, extractor fan and spotlights to ceiling.

BREAKFAST KITCHEN

12'5" x 14'0"

Range of fitted wall and base units with complementary worktops and spaces for range cooker with extractor fan over and fridge freezer, integrated dishwasher, one and a half stainless steel sink with mixer tap, waste disposal unit and tiled splashback, tiled flooring, spotlights to ceiling, window to the rear elevation and door leading into:

UTILITY

6'10" x 7'1"

Worktop with stainless steel sink and mixer tap, space under for two washing machines, cupboard housing boiler, coat hangers, half tiled with spotlight to ceiling and extractor fan, tiled flooring, white uPVC door with glass panel to the rear elevation and window adjacent.

FIRST FLOOR LANDING

10'4" x 12'8"

Giving access to three Bedrooms and Bathroom, cupboard housing water tank with shelving, spotlights to ceiling, smoke alarm and radiator.



BEDROOM ONE

13'6" x 13'1"

Spotlights to ceiling, two windows to the front elevation, radiator. Door leading into:

DRESSING AREA

3'11" x 6'2"

Built in wardrobes to both sides, spotlights to ceiling and door giving access to:

EN SUITE

11'0" x 4'7"

Tiled throughout with shower unit, pedestal wash hand basin with mixer tap, low level flush w.c., spotlights to ceiling with extractor fan, two shelves, towel rail, window to the rear elevation and radiator.

BEDROOM TWO

12'8" x 10'1"

Built in wardrobes and drawers with vanity space, two windows to the front elevation, two radiators and door leading into:

EN SUITE SHOWER ROOM

6'2" x 4'6"

Part tiled with corner shower, pedestal wash hand basin with mixer tap and swivel mirror over, low level flush w.c., spotlights to ceiling with extractor fan, separate vanity unit, two towel holders and window to the front elevation.

BEDROOM THREE

12'5" x 12'2"

Dado rail, window to the rear elevation and radiator.



FAMILY BATHROOM

6'7" x 9'10"

Tiled throughout with four piece white suite comprising panel bath, corner shower cubicle, pedestal sink and low level flush wc, window to the rear elevation and towel holder.

SECOND FLOOR LANDING

6'11" x 18'3" to maximum dimensions

Providing access to two Bedrooms and Shower Room, spotlights to ceiling with smoke alarm, Velux window to the rear elevation and window to the front elevation.

BEDROOM FOUR

13'8" x 14'6"

Wall mounted radiator, windows to the front and side elevation and velux window to the rear, two radiators.

BEDROOM FIVE

12'7" x 10'9" measurement into the window

Dado rail, spotlights to ceiling, windows to the front and side elevation and radiator.

SHOWER ROOM

8'4" x 7'3" measurement into the window

Corner shower unit with Mira sport electric unit, wash hand basin with mixer tap and tiled splashback, low level flush w.c. tiled flooring, spotlights to ceiling with extractor fan, towel rail over radiator, velux window to the rear elevation and door to storage cupboard housing the water tank with shelving.

EXTERNALLY

The rear garden is secure and private laid mainly to lawn with patio and paving areas, enclosed by a brick wall with



wrought iron gates to the rear and both sides of the house leading to the front, external lights, seating area to corner, mature beds, wooden archway, stone water feature and separate fishpond with waterfall. Further lawn to the side with seated area and further mature border. Outside tap with hose, double socket to wall, gate leading to the rear drive and double Garage. Tool shed to the rear of the garage on a stone chip area. Block paved rear drive with parking for multiple vehicles. To the front of the property is a brick wall with railing and gate leading to the porch and side gates, paving and raised beds with stones and mature shrubs and shale area.

DOUBLE GARAGE WITH STUDIO OVER

17'11" x 18'8"

With three wall lights to the front, electric doors, tiled flooring, lighting and power, fuse box, wall cupboards, shelf, personal door and stairs to:

STUDIO ROOM

11'1" x 17'11"

With power and lighting, panel flooring, two windows to the front elevation and further window to the side elevation.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'F'

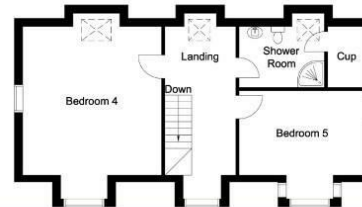
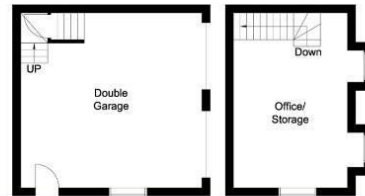
TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

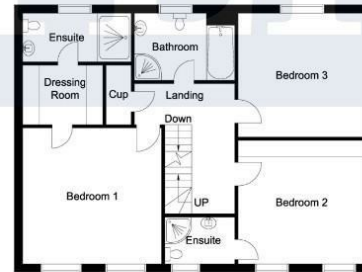
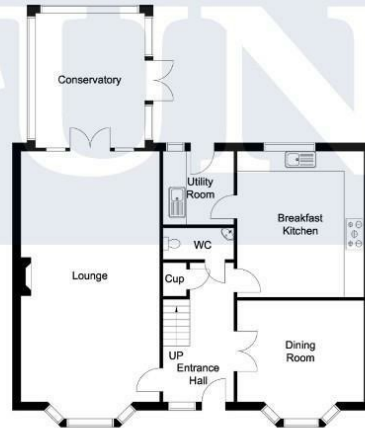
Outbuildings
47 sq m/505.90 sq ft
Approx.

Second Floor
50 sq m/538.19 sq ft
Approx.

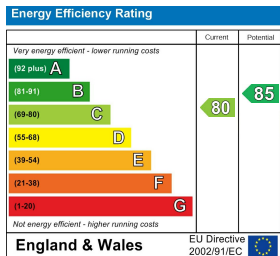


Ground Floor
93 sq m/1001.04 sq ft
Approx.

First Floor
77 sq m/828.82 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <http://www.hunters.com>

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