

HUNTERS®

HERE TO GET *you* THERE



Folly Nook Lane

Ranskill, DN22 8NQ

Asking Price £300,000



Council Tax: D



Alvor Folly Nook Lane

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DESCRIPTION

Briefly the property comprises a porched entrance, lounge diner, kitchen, conservatory, study, inner hall, three bedrooms and bathroom, whilst outside are landscaped gardens to the front and rear with a drive allowing off road parking for several vehicles leading to the Garage. The property also benefits from gas central heating and double glazing.

Ranskill is a village lying five miles north of the market town of Retford with amenities including Primary school, Post Office and store, Fish and Chip Shop and Public House. Retford is a Georgian market town with a wealth of amenities and is ideally situated for commuting being on the east coast mainline and close to the A1 and motorway networks.

PORCHED ENTRANCE

3'0" x 8'1" (0.92m x 2.47m)

Accessed via a white uPVC door with glass panel, tiled flooring, power sockets and plumbing for washing machine. A further uPVC door with glass panels leads into:

KITCHEN

12'8" x 10'4" (3.88m x 3.15m)

Wall and base units with complementary work surface, built in cooker and grill, four ring gas hob with extractor fan over, integrated fridge and separate freezer, one and a half stainless steel sink, telephone point, spotlights to ceiling, vinyl flooring, boiler situated in wall cupboard and window to the side elevation.

LOUNGE

16'7" x 17'11" (5.08m x 5.47m)

Brick feature fireplace with balanced flue log effect gas stove, t.v. point, tilt and slide door leading out to

the front decking and garden, two radiators and doors into Inner Hall, Conservatory and Study area.

CONSERVATORY

9'5" x 12'4" (2.88m x 3.76m)

Being of brick base with uPVC double glazed windows and French doors to the side elevation giving access to an arbour seating area and the front and rear gardens. tiled flooring.

STUDY ROOM/ENTRANCE

6'2" x 6'6" (1.88m x 2.00m)

Shelving, uPVC door with glass panel to the front elevation and radiator.

INNER HALL

Providing access to bedrooms and bathroom, loft access, cupboard, spotlights to ceiling, smoke alarm and radiator.

BEDROOM 1

10'1" x 10'3" (3.08m x 3.13m)

Two built in wardrobes, window to the rear elevation and radiator.

BEDROOM 2

8'11" x 10'2" (2.72m x 3.12m)

Built in wardrobe, window to the rear elevation and radiator.

BEDROOM 3

12'1" x 8'2" (3.70m x 2.50m)

Window to the side elevation and radiator.

BATHROOM

8'1" x 7'3" (2.48m x 2.23m)

Tiled throughout with matching white suite comprising panel bath with overhead rainfall shower

and handheld unit, pedestal wash hand basin with mixer tap, low level flush w.c., chrome wall radiator, vinyl flooring, spotlights to ceiling, two windows to the side elevation.

GARAGE

20'10" x 10'4" maximum (6.37 x 3.16 maximum)
Detached brick built Garage with roller shutter door, power and lighting, window to the side elevation.

EXTERNALLY

The main entrance gate leads to a block paved drive leading to the Garage allowing off street parking for several vehicles. The private garden to the front is on split levels with path, stone chip areas, mature beds, trees and hedging surround and outside lights. Hexagonal paving slabs lead round to the rear via one side past the Conservatory to a stone chip area which opens to the rear garden. The rear garden is also on split levels and is laid to lawn with paving and decking areas, mature beds, stone brick store with wooden shed adjacent, greenhouse, outside tap, gated access leading back to the drive and fencing to three sides.

COUNCIL TAX

Through verbal enquiry of Bassetlaw District Council we are advised that the property is in Rating Band D.

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



Road Map



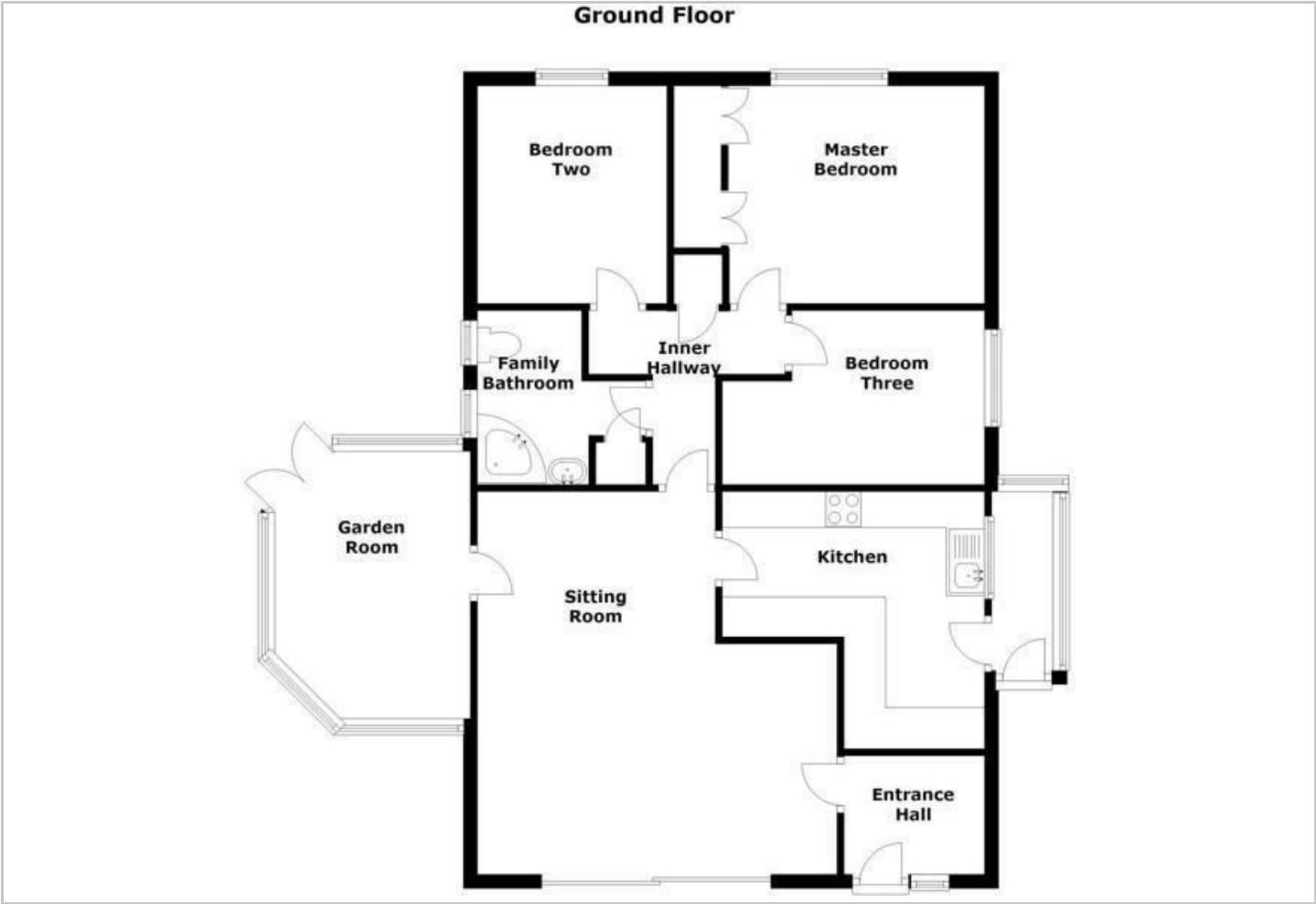
Hybrid Map



Terrain Map



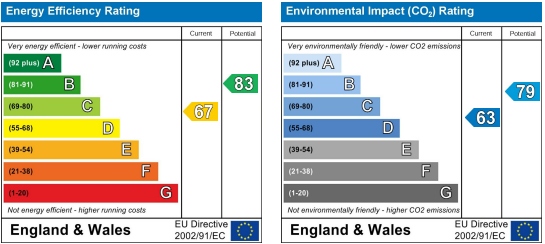
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.