

# HUNTERS<sup>®</sup>

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## Southfall Close

Ranskill, DN22 8NE

Guide Price £415,000



Council Tax: E





# 46 Southfall Close

Ranskill, DN22 8NE

Guide Price £415,000



## DESCRIPTION

Briefly the property comprises entrance hall, inner hall, lounge/diner, kitchen, utility, cloakroom, two bedrooms, one with a dressing room, shower room and separate wet room. whilst outside is a drive allowing off street parking for several vehicles leading to the garage and wrap around gardens. 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 and has a 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 placed for commuting being on the east coast mainline and only a short drive to the A1 and motorway network.

## ACCOMMODATION

The property has a stone built arched entrance porch with two lights leading to a solid wood door with glass panels to the side leading into:

### MAIN ENTRANCE HALL

18'2" x 7'10" (5.56m x 2.41m )

Providing access to the lounge diner, kitchen, and further inner hallway with cupboard, cherry wood flooring, spotlights to ceiling and coving, wall mounted thermostat.

### L SHAPED LOUNGE DINER

26'2" x 26'6" (8.00m x 8.10m )

TV point, cornice, and roses to ceiling, three windows to the front, two to the rear and two to the side elevations, radiators and double doors leading into:

### KITCHEN

14'10" x 11'10" (4.54m x 3.62m )

Wall and base units with complementary worktops, built in oven and grill, five ring hob, tiled flooring,

spotlights to ceiling, two windows to the rear elevation, radiator and doors into utility and entrance hall.

### UTILITY

12'1" x 7'10" (3.70m x 2.39m )

Tiled throughout, with worksurface housing one and a half ceramic sink with mixer tap, space under for washing machine and dryer, further space for two fridges, cupboard, window to the rear elevation and wooden door with glass panels opening to the rear garden.

### CLOAKROOM

Door into from the utility room with low level flush wc.

### INNER HALL

15'5" x 3'10" (4.71m x 1.17m )

Off the main entrance hall and providing access to the bedrooms, shower room and wet room, part boarded loft with ladder, cupboard, cherry wood flooring.

### MASTER BEDROOM

16'2" x 11'11" (4.95m x 3.64m )

Telephone point, two wall lights, two windows to the front and one to the side elevation, radiator and door leading into:

### DRESSING ROOM

9'10" to maximum dimension x 7'10" (3.02m to maximum dimension x 2.41m )

Wardrobes with roll out railings and shelving, wall mirror, spotlights to ceiling.

### BEDROOM TWO

15'7" x 11'11" (4.76m x 3.65m )

TV point, two windows to the front elevation and radiator

## SHOWER ROOM

9'8" x 9'10" (2.96m x 3.00m )

Tiled throughout with walk in shower, Roca suite in white comprising wash hand basin, low level flush w.c., bidet, vanity unit with mirror, towel radiator, cedar wood panel ceiling, two obscure windows to the rear elevation and wall radiator.

## WET ROOM

4'8" x 9'10" (1.44m x 3.01m )

Tiled throughout with rainfall overhead shower, handheld unit to wall, spotlights to cedar wood panel ceiling, wall radiator, and window to the rear elevation.

## EXTERNALLY

The property is accessed via a drive at the end of the cul de sac leading to a block paved drive allowing off street parking for several vehicles which leads to the garage. The front garden is mainly laid to lawn with mature borders and trees whilst the rear garden has stone chip, lawn and paving areas, seating, separate bin store, two outside taps, hedging and mature bushes.

## GARAGE

19'8" x 20'6" (6.00m x 6.26m )

Electric door, power and lighting, work bench, personal door, and window to the rear elevation.

## AGENTS NOTE

The property has a planning application with Bassetlaw District Council see reference 22/00920/HSE for the erection of a single storey rear extension and attached single storey annex extension to the front. Granted 22 August 2022. Please see images provided.

## COUNCIL TAX

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

## 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



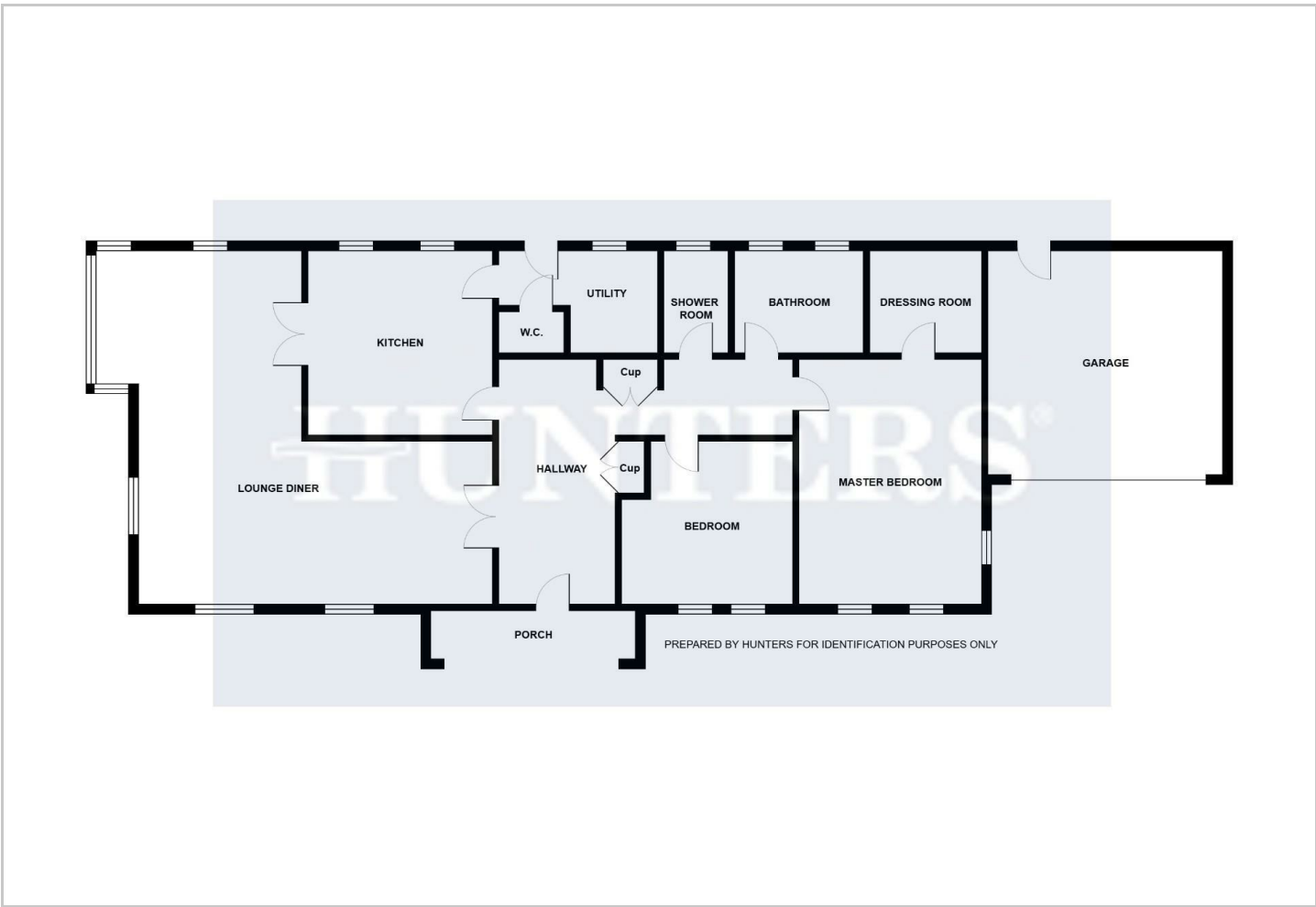
Hybrid Map



Terrain Map



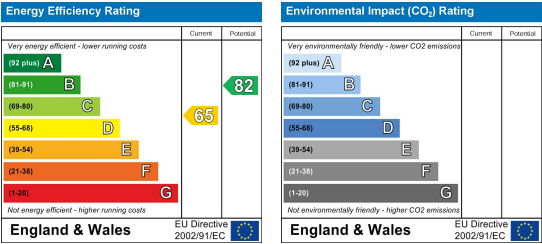
Floor Plan



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.