



Barakee Mattersey Road, Ranskill Retford DN22 8NF

welcome to

Barakee Mattersey Road, Ranskill Retford

NO ONWARD CHAINThis is a SUBSTANTIAL four DOUBLE BEDROOM detached dormer bungalow offered with spacious and versatile internal accommodation throughout. Positioned on a generous plot of well maintained mature gardens in the popular and well served village of Ranskill.



Entrance Porch

Tiled flooring, front facing double glazed window and double glazed door to the side.

Entrance Hall

Stair to the first floor with an understairs storage cupboard, laminate flooring and central heating radiator.

Cloakroom

Fitted with wc and double glazed window to the side.

Lounge

13' 11" into recess x 17' 5" (4.24m into recess x 5.31m)
Fitted with a ceiling fan, wall lights, two central heating radiators and double glazed windows to the front and side.

Kitchen

13' 9" max into recess x 17' 3" (4.19m max into recess x 5.26m)
Fitted with wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Space for a range oven with extractor above and space for fridge freezer. Coving and spotlights to the ceiling. Laminate flooring, central heating radiator and double glazed window to the rear.

Utility Room

10' 4" x 4' 10" (3.15m x 1.47m)
Fitted with base units and stainless steel sink and drainer unit. Plumbing for washing machine and space for dryer. Central heating radiator and double glazed window to the side.

Bedroom Three

13' 9" x 13' 10" (4.19m x 4.22m)
Fitted with ceiling fan and coving to the ceiling. Central heating radiator and double glazed window to the front.

Bedroom Four

8' 10" x 13' 9" (2.69m x 4.19m)
Currently being used as a dining room. Fitted with coving to the ceiling, laminate flooring and central heating radiator. Front facing double glazed window and double glazed bay window to the side.

Bathroom

Fitted with wc, wash hand basin with vanity unit, bath and shower cubicle. Tiled flooring, central heating radiator and double glazed window to the rear.

First Floor

Landing

With central heating radiator and vellux window.

Bedroom One

17' 5" max x 13' 10" (5.31m max x 4.22m)
Walk in wardrobe, storage to the eaves, central heating to the radiator and double glazed window to the side.

Bedroom Two

13' 1" x 13' 11" (3.99m x 4.24m)
Storage to the eaves, central heating radiator and double glazed window to the side.

Shower Room

Fitted with a wc, wash hand basin and shower cubicle. Spotlights to the ceiling, extractor fan, heated towel radiator, tiled flooring and double glazed window.

Gardens

Lawned garden with plum and pear trees and gooseberry bush. Cold water tap, outside lights, brick built BBQ area and gates to both sides.

Detached Garage

Double glazed door to the side, two double glazed windows to the side and one to the rear.



view this property online williamhbrown.co.uk/Property/RFD108405



welcome to

Barakee Mattersey Road, Ranskill Retford

- Four DOUBLE bedroom dorma bungalow
- Versatile and generously appointed accommodation throughout
- Ground floor bathroom and first floor shower room
- Larger than average plot
- Off street parking for several vehicles and a garage.

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD108405



Property Ref:
RFD108405 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk