



**Barakee Mattersey Road, Ranskill Retford DN22 8NF**

**welcome to**

**Barakee Mattersey Road, Ranskill Retford**

\*\*\*NO ONWARD CHAIN\*\*\*This 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.



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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 over

**£385,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD108405 - 0011

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