



St Annes Station Road, Ranskill Retford DN22 8LE

welcome to

St Annes Station Road, Ranskill Retford

A spacious three bedroom detached bungalow positioned on a generous plot 0.6 acre plot with a paddock and stables. Generously appointed internal accommodation including two reception rooms and a conservatory. Beautiful gardens including a playhouse and a summer house. Gated driveway and two garages.



Entrance Hall

Coving to the ceiling, central heating radiator and double glazed door.

Kitchen

13' 7" x 8' 1" (4.14m x 2.46m)

Fitted with a range of wall and base units, complementary work surfaces and sink and drainer unit. Integrated electric oven and electric hob with space for fridge and dish washer. Walk in pantry.

Lounge

17' max x 14' 1" (5.18m max x 4.29m)

Hand carved traditional fire surround with electric stove inset, central heating radiator, two double arched windows and double glazed patio doors to the conservatory.

Conservatory

13' 6" x 10' 9" (4.11m x 3.28m)

Double glazed windows and double glazed french doors.

Dining Room/Office

9' 5" x 15' 2" (2.87m x 4.62m)

Central heating radiator and a double glazed window to the rear elevation.

Inner Hall

Loft access.

Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Central heating radiator and a double glazed window to the rear elevation.

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Central heating radiator and double glazed bow window to the front elevation.

Bedroom Three

10' 8" x 8' 11" (3.25m x 2.72m)

Double glazed window to the rear elevation and central heating radiator.

Bathroom

8' 3" x 6' 4" (2.51m x 1.93m)

Fitted with wash hand basin in with vanity unit below, p shaped bath tub and shower cubicle. Traditional central heating radiator and double glazed window.

Wc

5' 1" x 3' 5" (1.55m x 1.04m)

A separate wc with central heating radiator and double glazed window.

Exterior

A real feature of the property is the generous plot that it sits on, completely surrounded by hedges offering a high degree of security and privacy making it a safe haven for children and animals. To the front of the property is a gated wide driveway leading to the integral garage and a generous lawned garden with holly and fir tree all enclosed by hedges. To the side is a puppy paddock and access to the garage. To the rear are further generous formal lawned gardens with lilac tree and spruce, a paved patio, a summer house with power and light and a chicken run.

Integral Garages

16' 8" x 9' 3" (5.08m x 2.82m)

Plumbing for washing machine, space for fridge freezer, power and light. A integral door leads to the kitchen.

Paddock

Gated and enclosed by hedges with two stables, a two storey playhouse and a garden shed

Planning

Previous planning permission has been passed lapsed} for a first floor extension to the property and the vendors do have the plans available should a prospective purchaser wish to pursue that avenue.



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welcome to

St Annes Station Road, Ranskill Retford

- Three double bedroom detached bungalow positioned on a 0.6 acre plot
- Beautiful gardens including a two storey playhouse, summerhouse and shed
- Gated and fenced third of an acre paddock with two stables
- New central heating system installed in July 2023. The property is heated by an energy efficient air source heat pump and solar panels
- Driveway and two single garages

Tenure: Freehold EPC Rating: B

£470,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109315 - 0006

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william h brown



01777 704248



retford@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)