



**Folly Nook Bungalow Folly Nook Lane, Ranskill Retford DN22  
8NQ**

**welcome to**

**Folly Nook Bungalow Folly Nook Lane, Ranskill Retford**

Offered with NO UPWARD CHAIN is this two bedroom detached bungalow positioned on an extensive plot of superb mature gardens. Much scope for improvement or potential development - subject to planning.



### **Open Porch**

Leads to the entrance hall.

### **Entrance Hall**

13' x 10' 3" ( 3.96m x 3.12m )

Single glazed window and a stained glass single glazed door.

### **Lounge**

14' 11" into bay x 11' 4" plus recess ( 4.55m into bay x 3.45m plus recess )

Traditional fire surround, double glazed bay window and two central heating radiators.

### **Dining Room**

12' x 10' 2" plus recess ( 3.66m x 3.10m plus recess )

Central heating radiator and a double glazed window,

### **Kitchen**

8' 4" x 7' 9" ( 2.54m x 2.36m )

Fitted with a range of wooden wall and base units with a stainless steel sink and drainer. Space for an electric cooker and plumbing for a washing machine, open pantry and a single glazed window.

### **Bedroom One**

14' 4" into bay x 11' 10" ( 4.37m into bay x 3.61m )

Double glazed bow window, central heating radiator.

### **Bedroom Two**

12' 2" x 12' 1" ( 3.71m x 3.68m )

Double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath, wash hand basin and a w.c.

Double glazed window and loft access via a ladder to the loft space with a window.

### **Exterior**

Positioned on an extensive plot of superb mature lawned gardens with a cascading pond, stone paved terrace, an abundance of trees including apple, pear and spruce, evergreen and raspberry canes. There is also a garden shed and greenhouse. The gardens are enclosed by hedge and driveway.

### **Driveway And Garage**

A long driveway edged by hedge leads to the garage. The garage is brick built with an electric up and over door.



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## Folly Nook Bungalow Folly Nook Lane, Ranskill Retford

- NO UPWARD CHAIN
- Two double bedroom detached bungalow
- Positioned on an extensive plot of superb mature gardens measuring 220 meters front to back
- Lengthy driveway and a garage
- Positioned in the popular and well served village of Ranskill

Tenure: Freehold EPC Rating: F

# £400,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RFD108530 - 0005

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