

# BURGIN ATKINSON

& C O M P A N Y



## Oak House Station Road

Ranskill, Retford, DN22 8LL

**Offers In The Region Of £350,000**



FIVE BEDROOM DETACHED PROPERTY - 3 RECEPTION ROOMS - 4 BATHROOMS - NO ONWARD CHAIN - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN - AMPLE OFF STREET PARKING + DETACHED GARAGE - IDEAL VILLAGE LOCATION - EPC C



**Description**

Set in the desirable village of Ranskill, the property enjoys a peaceful, community-focused environment with a local primary school, pub, and shops. The vibrant market town of Bawtry offering boutique shops, restaurants, and bars are less than ten minutes drive away. Additional amenities can be found nearby in Blyth, Worksop and Retford, the latter of which offers direct train links to London in under 90 minutes.

For families, there is a choice of highly regarded schools including Wellow House, Worksop College, Ranby House Prep and also The Elizabethan Academy and Retford Oaks secondary schools. Outdoor enthusiasts will enjoy proximity to Serlby Park Golf Course, Stirrup Hall Golf & Country Club, and Langold Country Park.

Internally, this property boasts nearly 2,000 square foot of living space. The ground floor comprises of a spacious kitchen diner with a six ring gas hob and cooker with extractor fan above. Just off the kitchen is a separate utility room with a door leading out into the rear garden. The commodious dining room is of a dual aspect, featuring a bay window, making this room light and airy. The living room features a fitted electric fireplace with mantle above and double french doors leading into the conservatory. Also to the ground floor you will find a cloakroom with a w/c and hand wash basin.

To the first floor, you will find the main bedroom with fitted wardrobes and a four piece en-suite bathroom. Bedroom Two also offers fitted wardrobes and an en-suite shower room. Bedroom Five is also located on this floor along with the main family bathroom which hosts a bath with overhead shower, a hand wash basin and w/c. To the second floor, you will find bedroom three and four which are both doubles and another family shower room with tiled flooring.

Externally, the property is mostly laid to lawn with a patio area. A second patio area with pergola is located at the back of the detached garage. The spacious block paved driveway is to the side of the property, offering numerous off street parking spaces and access into the double garage.

Viewings are advised to appreciate the spacious yet homely feel that this property has to offer.

- Living Room 13'1" x 17'7" (4.00 x 5.37 )**
- Kitchen Diner 14'0" x 17'7" (4.29 x 5.38 )**
- Utility Room 6'2" x 5'6" (1.90 x 1.70)**
- Dining Room 10'2" x 17'7" (3.12 x 5.38)**
- Conservatory 9'2" x 11'6" (2.81 x 3.52 )**
- W/C 3'6" x 5'6" (1.08 x 1.69 )**
- Bedroom One 13'0" x 15'9" (3.97 x 4.81)**
- En-Suite 10'3" x 6'11" (3.14 x 2.12 )**
- Bedroom Two 10'1" x 13'3" (3.09 x 4.06)**
- En-Suite 10'0" x 4'5" (3.05 x 1.37 )**
- Bedroom Five 10'3" x 9'1" (3.13 x 2.79 )**
- Bathroom 7'11" x 5'7" (2.42 x 1.71 )**
- Bedroom Three 11'5" x 13'3" (3.48 x 4.05 )**
- Bedroom Four 9'11" x 13'3" (3.04 x 4.06 )**
- Bathroom 10'9" x 5'8" (3.28 x 1.74)**

**General Remarks & Stipulations**

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

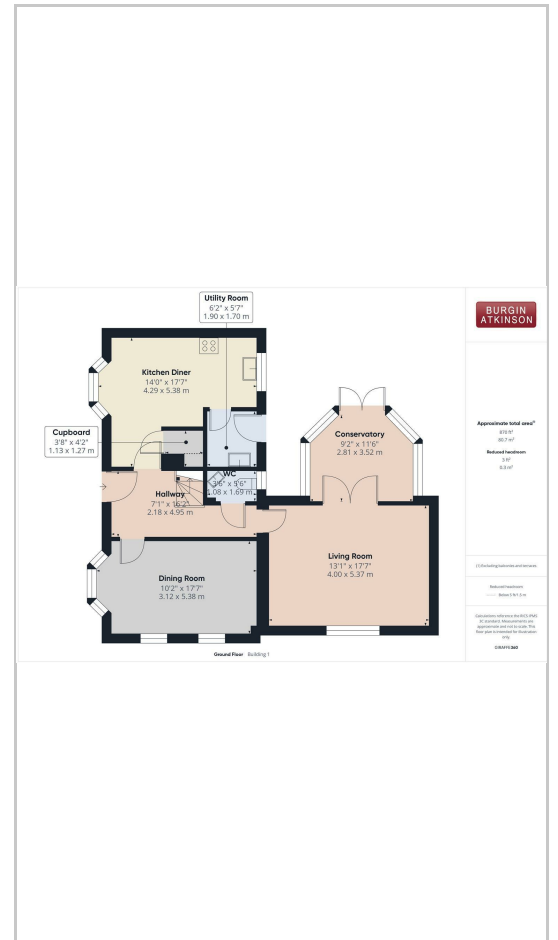
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

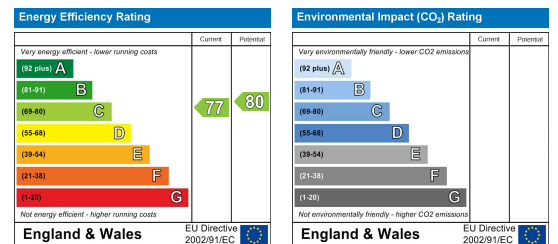
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.