



14 RAVENSHILL CLOSE, RANSKILL  
£300,000

**BROWN & CO**

## 14 RAVENSHILL CLOSE, RANSKILL, RETFORD, DN22 8LY

### DESCRIPTION

An immaculately presented four bedroom detached family home with a nicely established enclosed rear garden. The property benefits from a lounge and separate dining room from which leads a brick based garden room. There is a well appointed kitchen with some fitted appliances as well as a cloakroom and side lean-to which leads to the attached garage.

### LOCATION

Ranskill is a small and favoured village to the north of Retford with local infant and junior school, public house, convenience store and fish & chip shop. Retford town centre is approximately 15 minutes' drive with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link. Doncaster is accessible with more facilities and mainline railway station as well. Bawtry is a small and popular town to the north with some local amenities and the A1 is to the west which links to the wider motorway network. There are some delightful country walks within easy distance to open countryside. Daneshill lakes and nature reserve is less than 10 minutes' drive.

### DIRECTIONS

What3words///coping.masterful.loser

### ACCOMMODATION

Part glazed UPVC door into

Good sized **ENTRANCE HALL** with stairs to first floor landing, under stairs storage cupboard, door to

**CLOAKROOM** white low level wc, wall mounted hand basin with mixer tap and tiled splashback, Amtico tiled wood grain floor, extractor, wall mounted medicine cabinet.

**LOUNGE** 19'9" x 14'0" (6.07m x 4.29m) front aspect double glazed square bay window, TV and telephone points. Feature sandstone

fireplace with coal effect gas living flame fire on raised matching hearth. Wall light points, central ceiling rose, glazed double doors into



**DINING ROOM** 13'8" x 10'2" (4.20m x 3.12m) ceiling rose, return door to kitchen, double glazed French doors into



**GARDEN ROOM** 11'8" x 10'7" (3.60m x 3.25m) brick base with double glazed windows. Ceramic tiled floor, radiator, half glazed French doors leading into the garden.



**KITCHEN** 13'0" x 10'5" (4.00m x 3.19m) rear aspect double glazed window, views to the garden. An extensive range of base and wall mounted cupboard and drawer units, inset butler sink, marble effect working surfaces incorporating drainer and matching upstands, mixer tap, water softener, integrated dishwasher and larder fridge. Space for range style cooker with Perspex splashback, Copi contemporary extractor above. Lighting to the cupboards, recessed lighting. Door to shelved larder. Half glazed UPVC door to



**REAR LEAN-TO** double glazed with three quarter glazed door to the garden. Ceramic tiled flooring.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP  
01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)

## FIRST FLOOR

**GALLERY SYLE LANDING** with side aspect double glazed window. Access to roof void. Built-in airing cupboard with factory lagged hot water cylinder and fitted immersion.

**BEDROOM ONE 11'9" x 11'8" (3.64m x 3.62m)** front aspect double glazed window. Telephone point.



**BEDROOM TWO 11'9" x 10'0" (3.64m x 3.05m)** rear aspect double glazed window with views to the garden.



**BEDROOM THREE 11'9" x 6'9" (3.64m x 2.11m)** measured to front of good range of fitted wardrobes with ample hanging and shelving space.



**BEDROOM FOUR 9'7" x 8'9" (2.97m x 2.72m)** rear aspect double glazed window with views to the garden, telephone point.

**BATHROOM 8'0" x 7'5" (2.46m x 2.29m)** side aspect obscure double glazed window. Panel enclosed bath with contemporary mixer tap/handheld shower attachment, corner fitted shower cubicle with aqua boarding surround, glazed screen, mains fed shower. Vanity unit with inset sink, mixer tap and cupboards below. Low level wc with concealed cistern, ceramic tiled flooring, tiled walls, recessed lighting and extractor.



## OUTSIDE

The front garden is screened with high hedging and shrubs and is nicely landscaped and has a good selection of established shrubs and flowers. There is a central pebbled area with square path surround and path to the front door. Block paved driveway with space for two vehicles leading to **ATTACHED SINGLE GARAGE/WORKSHOP** with electrically operated roller door, side aspect obscure double glazed window, stainless steel sink with cupboards, space and plumbing for washing machine and two additional appliances, wall mounted Ideal gas fired central heating boiler (fitted in 2020) and half glazed door to the lean-to.

The rear garden is access from the side of the garage by way of small picket style gate. Full width L-shaped paved patio with external lighting and water supply. The garden is fenced and hedged to all sides, dwarf retained wall with steps up to the main garden which has a good area of lawn and is well stocked and established with shrubs, flower beds and borders. To the rear of the plot is a small timber shed and space for a small summer house.

## 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 D.

Services: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

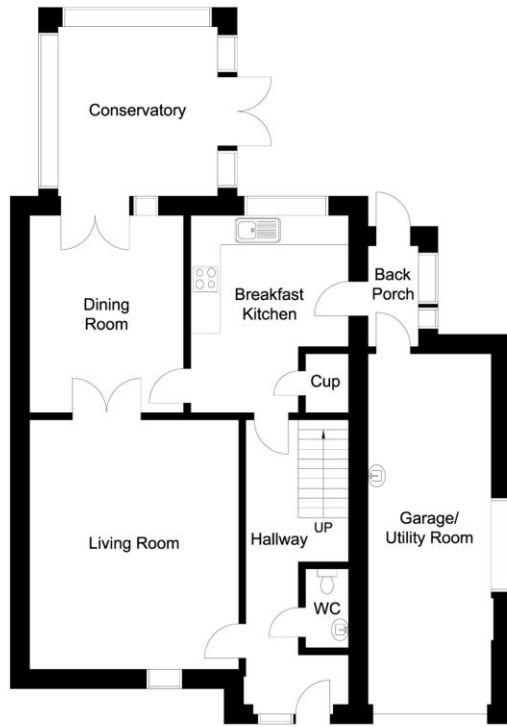
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

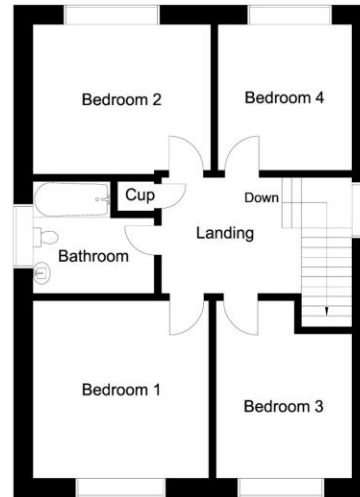
These particulars were prepared in April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026



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