





MARSTON GREAT NORTH ROAD

RETFORD, DN22 8NL

£400,000

FREEHOLD

This impressive five-bedroom family home has been renovated to a high standard, offering stylish, spacious and versatile accommodation ideal for modern family living. Situated in the sought-after village of Ranskill, the property enjoys far-reaching views over open farmland and is well placed for local amenities and transport links. The beautifully presented accommodation combines contemporary design with quality finishes. Highlights include a welcoming entrance hall with solid oak and glass staircase, generous living room with bespoke media wall, at the heart of the home is the impressive open-plan kitchen and dining area, featuring a contemporary range of fitted units, quartz work surfaces and matching splashbacks, integrated appliances and ample space for family dining and entertaining. The property also benefits from an additional versatile playroom, complete with its own shower room, alongside a useful utility room. To the first floor are five well-proportioned bedrooms, several with fitted wardrobes and countryside views, plus a useful office/sitting area and stylish four-piece family bathroom.

Externally, the property continues to impress with a beautifully landscaped and established rear garden, incorporating patio and seating areas, lawn, mature planting, bushes and trees, creating a private and attractive setting for outdoor entertaining. This property benefits from a Hive heating system, a fitted alarm system, and a pull-down loft ladder providing easy access to the loft.

Kendra Jacob

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MARSTON GREAT NORTH

• EXTENDED DETACHED FAMILY HOME • FIVE GOOD SIZE BEDROOMS • CONTEMPORARY FITTED KITCHEN WITH HIGH QUALITY OF FINISH • VERSATILE LIVING • GROUND FLOOR SHOWER ROOM • BESPOKE MEDIA WALL FITTED IN THE LIVING ROOM • STUNNINGLY PRESENTED THROUGHOUT • SELLING WITH NO CHAIN • ATTRACTIVE REAR GARDEN • FULLY RENOVATED THROUGHOUT





ENTRANCE HALL

A bright and welcoming entrance hall featuring stylish Invictus flooring, a striking solid oak and glass staircase, front-facing composite entrance door and wall-mounted central heating radiator.

LIVING ROOM

A generous and inviting living room with front and rear-facing double-glazed windows providing an attractive dual aspect. The room features decorative wall panelling and a central heating radiator. The impressive bespoke media wall forms the main focal point, incorporating alcove storage, built-in cupboards with spotlights and a contemporary electric fire, creating an ideal space for relaxing and entertaining.

KITCHEN/DINER

A superb open-plan family and entertaining space, fitted with a comprehensive range of contemporary wall and base units complemented by quartz work surfaces and matching quartz splashbacks. The kitchen incorporates an under-counter sink with mixer tap and a range of integrated appliances, including an induction hob with modern extractor hood, electric oven and grill, fridge/freezer, dishwasher and pull-out bin store. Invictus luxury flooring continues throughout, with central heating radiators and side and rear-facing double-glazed windows. The generous dining area provides ample space for a large family dining table, while rear-facing double-glazed French doors open directly onto the attractive landscaped garden. This excellent open-plan space is ideally suited to modern family life, socialising and entertaining.

REAR HALLWAY

With Invictus luxury flooring, a rear-facing double-glazed UPVC door providing access to the attractive garden and rear play area, together with access to the utility room.

PLAYROOM

A versatile and generously proportioned room with front and rear-facing double-glazed windows providing a pleasant dual aspect. The room has a central heating radiator, power points and Invictus luxury flooring. Currently utilised as a playroom, this flexible space could equally be used as an additional bedroom, sitting room, study or family room, subject to the buyer's requirements.

UTILITY ROOM

Fitted with a range of wall and base units with complementary work surfaces, plumbing and space for a washing machine and space for a tumble dryer and a cupboard housing the central heating system. Further features include Vinyl flooring, central heating radiator and a front-facing double-glazed window. Access is provided to the shower room.

SHOWER ROOM

Fitted with a modern shower enclosure with electric shower, wash hand basin and low-flush WC. Further features include a heated towel radiator, vinyl flooring and extractor fan.

FIRST FLOOR-LANDING

A generous landing area featuring the continuation of the impressive solid oak and glass staircase, front-facing

double-glazed window, loft access and built-in storage cupboard with shelving. Central heating radiator and power points.

BEDROOM ONE

A spacious double bedroom enjoying a rear-facing double-glazed window with attractive countryside views. The room features decorative wall panelling and a comprehensive range of fitted wardrobes incorporating shelving and drawers, together with central heating radiator and power points.

BEDROOM FOUR

Another well-proportioned bedroom with a rear-facing double-glazed window enjoying pleasant views. Decorative wall panelling, fitted wardrobes, central heating radiator and power points.

BEDROOM THREE

A generous bedroom benefiting from side and rear-facing double-glazed windows, providing an attractive dual aspect. Fitted wardrobes to one wall, central heating radiator and power points.

BEDROOM FIVE

A versatile bedroom with front-facing double-glazed window, central heating radiator and power points.

SNUG AREA

A useful and flexible additional space with front-facing double-glazed windows and central heating radiator. This room provides access through to a further landing area leading to the family bathroom and an additional bedroom.

FAMILY BATHROOM

A spacious four-piece family bathroom comprising panelled bath, separate walk-in shower, vanity wash hand basin and low-flush WC. The room is complemented by fully tiled walls, wall-mounted mirror, PVC ceiling, ceramic tiled flooring with underfloor heating, chrome heated towel radiators and rear-facing obscure double-glazed window.

BEDROOM TWO

A further double bedroom with side-facing double-glazed windows, central heating radiator, power points and fitted wardrobes to one wall.

EXTERNAL

To the front is a block-paved driveway providing off-road parking for approximately 2–3 vehicles, together with secure gated access leading to the rear garden. Porcelain steps lead up to the front entrance door, creating an attractive approach to the property. The property enjoys an attractive and established landscaped rear garden, designed to provide a range of areas for relaxation, entertaining and family enjoyment. The garden incorporates a paved patio area, gravel seating area and predominantly lawned garden, complemented by established plants, mature bushes and trees which provide an excellent degree of privacy. An outside tap, storage shed and external power points add further practicality.

MARSTON GREAT NORTH








Kendra
Jacob







MARSTON GREAT NORTH

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band E

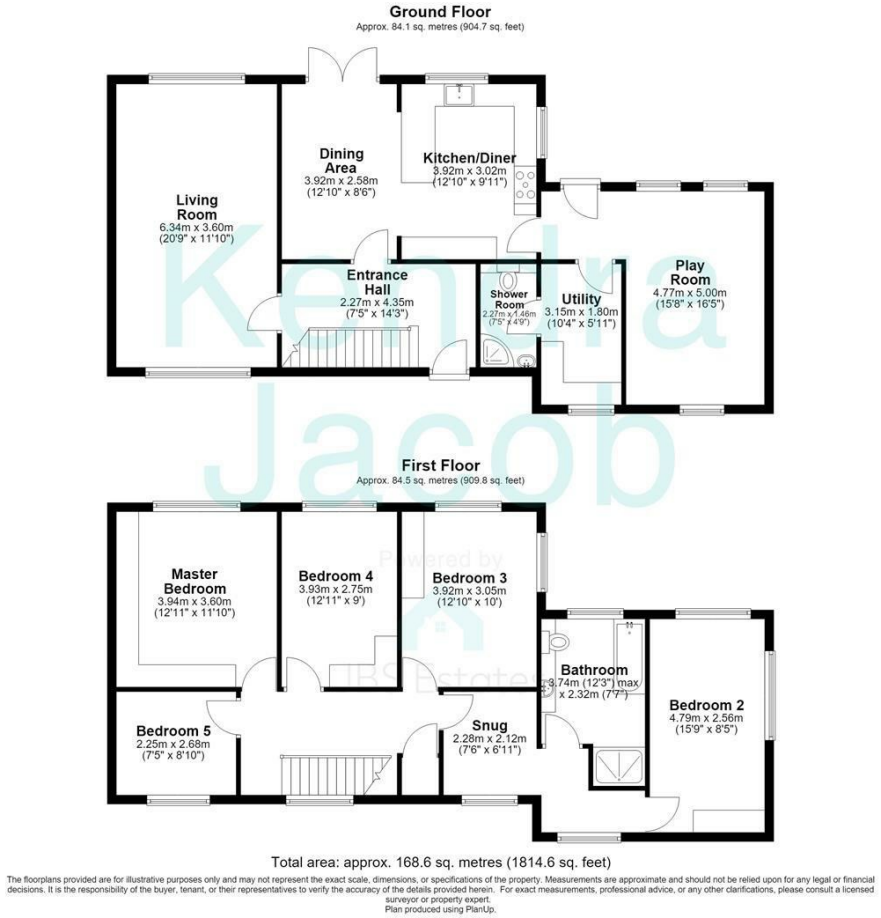
Viewings – By Appointment Only

Floor Area – 1814.60 sq ft

Tenure – Freehold



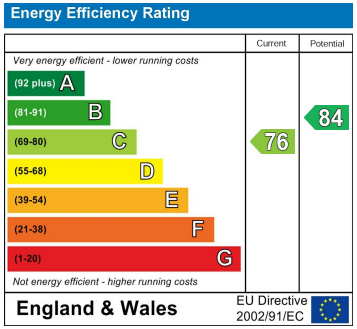




Total area: approx. 168.6 sq. metres (1814.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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