



44 ARUNDEL DRIVE, RANSKILL
£300,000

BROWN & CO

44 ARUNDEL DRIVE, RANSKILL, RETFORD, DN22 8PQ

DESCRIPTION

A substantial detached family home on a good sized plot at the head of this small cul-de-sac on the edge of the favoured village of Ranskill. The property was built in the 1980's and benefits from a large living room with floor to ceiling brick fireplace which in turn leads to the conservatory. In addition, there is a well-appointed kitchen breakfast room which leads into the dining room. There are four good sized bedrooms on the first floor and externally there is an attached double garage, front and rear gardens and additional parking.

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:///pelt.gets.racks

ACCOMMODATION

Covered entrance with outside light and half glazed UPVC door with obscure slimline window to the side to

ENTRANCE HALL 8'7" x 5'10" (2.64m x 1.82m) with small paned glazed doors to dining room and lounge, stairs to first floor gallery style landing. Ornate corning.

LOUNGE 24'3" x 12'4" (7.42m x 3.77m) front aspect double glazed picture window. Floor to ceiling brick faced fireplace with coal effect gas living flame fire on raised quarry tiled hearth. TV and telephone points, single glazed French door with side windows into



CONSERVATORY 10'7" x 9'5" (3.27m x 2.89m) brick base with double-glazed windows, polycarbonate ceiling, three quarter glazed door to garden and central light/fan. Oak wood flooring.



DINING ROOM 16'9" x 10'2" (5.16m x 3.12m) maximum dimensions, front aspect double glazed window, ornate corning, deep under stairs storage cupboard.



KITCHEN BREAKFAST ROOM 13'3" x 9'5" (4.06m x 2.88m) rear aspect double glazed picture window. An extensive range of base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap. Space for free standing cooker, stainless steel splashback and matching extractor canopy above. Ample working surfaces, part tiled walls, oak flooring, space for upright fridge freezer, painted ceiling and spot lighting.



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UTILITY ROOM 14'9" x 7'0" (4.53m x 2.15m) half glazed UPVC door to garden and double glazed picture window to rear. Belfast sink with mixer tap. Cream coloured base cupboard unit, working surfaces, space and plumbing for washing machine and one additional appliance. Oak flooring, part tiled walls. Return door to garage.

CLOAKROOM side aspect obscure double glazed window. White low level wc with concealed cistern, display above and cupboard and drawer. Vanity unit with inset sink, mixer tap and cupboard below. Tiled floor, tiled walls. UPVC ceiling, recessed lighting.

FIRST FLOOR LANDING with access to roof void. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

BEDROOM ONE 12'3" x 11'4" (3.76m x 3.47m) front aspect double glazed window. A good range of built-in bedroom furniture incorporating bedside tables.



BEDROOM TWO 11'9" x 11'4" (3.76m x 3.47m) front aspect double glazed window. TV point, range of shelving.

BEDROOM THREE 9'4" x 8'3" (2.87m x 2.54m) rear aspect double glazed window with views to the garden. Floor to ceiling built-in wardrobes with hanging, shelving and part mirror fronted door.

BEDROOM FOUR 11'5" x 6'9" (3.51m x 2.11m) maximum dimensions, rear aspect double glazed window. Spot lighting. Telephone point.

BATHROOM 8'9" x 5'5" (2.70m x 1.68m) two rear aspect obscured double glazed windows. Three piece white suite of panel enclosed bath with contemporary mixer tap, mains fed shower. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern, cupboard and drawers. Display area, part tiled walls, laminate flooring, UPVC ceiling with recessed downlighters. Chrome towel rail radiator.



OUTSIDE

Situated at the head of the cul-de-sac, the front garden is pebbled with a good selection of established shrub and flowers. Block paved path to the front door and in turn leads to the side of the property. There is a block paved driveway with space for two vehicles which leads to **ATTACHED DOUBLE GARAGE 18'3" x 15'6" (5.58m x 4.74m)** with roller door, power, lighting, side aspect window and return door to the utility room. Cupboard housing Worcester gas fired central heating boiler. To the side of the garage is a gate giving access to the rear garden.

The rear garden is fenced and hedged to all sides with a staggered paved patio with lighting and water supply. The garden has two separate areas, large, raised patio with flower shrub borders and wooden greenhouse. There is an additional area of garden which has an astro turf lawn for easy maintenance and is well stocked with established shrub and flower borders. Side garden which is also fenced and hedged offering a good degree of seclusion. Rockery with flower and shrub borders. Wooden pagoda.

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: 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.

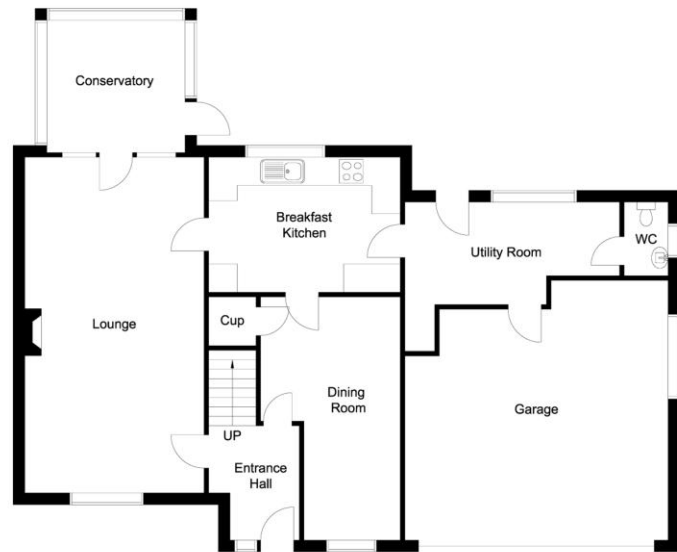
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

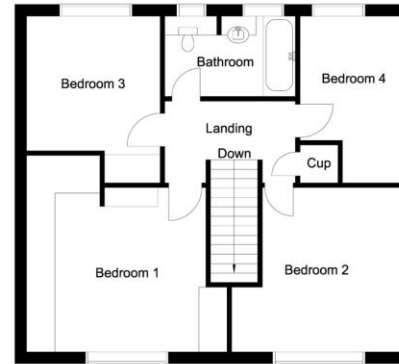
These particulars were prepared in April 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	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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