



BURGIN  
ATKINSON

## 14 Ravenshill Close

Ranskill, Retford, DN22 8LY

**Offers In The Region Of £315,000**



DETACHED FOUR BEDROOM HOME - THREE SPACIOUS RECEPTION ROOMS - 4-PIECE MODERN BATHROOM - ATTACHED GARAGE WITH POWER - LARGE REAR GARDEN - IDEAL VILLAGE LOCATION - PRIVATE DRIVE FOR TWO VEHICLES - COUNCIL TAX BAND : D



## 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.

Upon arriving at the property, you enter through a small porch into a spacious entrance hall. To the left is the generously sized living area, where both a dining room and lounge are in situ. The living room hosts a gas fire and fireplace as well as a lovely large bay window. To the rear of the dining room are a set of double doors leading into the conservatory offering a lovely light room overlooking the rear garden. Next to the dining room is the kitchen, where a modern theme and integrated appliances run throughout. This includes a Bosch larder fridge/freezer and dishwasher. A Rangemaster cooker with gas hobs and electric oven as well as a Belfast sink are in situ with granite worktops, creating a luxurious finish. The Kitchen also hosts a pantry with light's and electric for extra storage/cooking space. Lastly, a downstairs W/C and cloaking area are located at the bottom of the stairs.

To the first floor of the property is a spacious landing area, conveying all bedrooms. The Main bedroom is of a generous double size. The second bedroom is a good double sized room, the third bedroom offers fitted wardrobes and the fourth bedroom is currently utilised as an office space. The bathroom is of a modern standard and facilitates both bathing and showering facilities. The bath includes an over head shower feature offering duality.

Externally the property boasts space with a large rear garden that is accessible through a set of double doors leading from the conservatory. Through these doors is a slabbed patio area where to the right, a second access door to the rear of the property is in place. The square patio area is perfect for outdoor seating. A set of concrete steps at the back of the patio leads you up to the large grassed area of the garden. To the rear of the garden is a summer house/shed, supplying further space and/or storage. Wrapping around the right of the property is a paved footpath allowing access to and from the rear, this is made private via a gate at the end of the path. Towards the front of the property is a driveway supplying parking spaces for up to two vehicles. This driveway is positioned in front of the adjoined single garage. The garage can be accessed by an electric roller shutter door.

Additionally, there is an integrated burglar alarm system that surrounds the property.

To book a viewing today, give us a call on 01777 712611.

**Living Room 16'8" x 14'0" (5.10m x 4.28m)**

**Dining Room 13'2" x 10'4" (4.03m x 3.15m)**

**Kitchen 13'3" x 10'7" (4.06m x 3.23m)**

**Hallway 19'1" x 6'8" (5.82m x 2.04m)**

**W/C 5'3" x 2'10" (1.61m x 0.88m)**

**Conservatory 11'4" x 10'8" (3.46m x 3.27m)**

**Garage/Utility Room 23'6" x 8'3" (7.17m x 2.52m)**

**Back Porch 6'9" x 3'4" (2.06m x 1.03m)**

**Bedroom One 11'10" x 11'11" (3.63m x 3.65m)**

**Bedroom Two 10'0" x 11'11" (3.06m x 3.65m)**

**Bedroom Three 11'10" x 9'1" (3.63m x 2.78m)**

**Bedroom Four 9'9" x 8'11" (2.98m x 2.74m)**

**Bathroom 7'7" x 8'1" (2.33m x 2.48m)**

**Landing 7'9" x 9'10" (2.37m x 3.02m)**

## General Remarks & Stipulations

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

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.

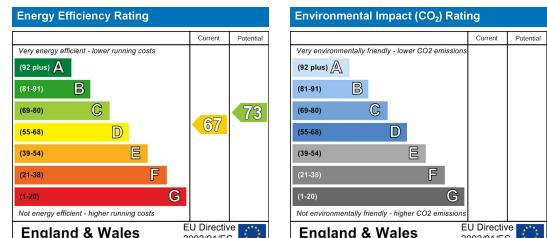
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.