



3 Chequers Close, Ranby
£500,000

 **NEWTON FALLOWELL**

3 Chequers Close

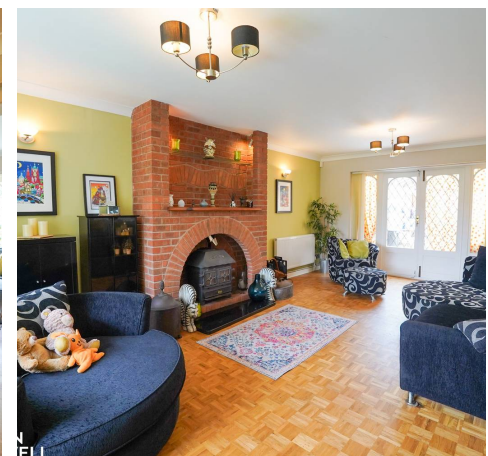
Ranby

Large detached house in Ranby, featuring 4 spacious bedrooms, three bathrooms, two reception rooms, modern kitchen, large conservatory, private garden, double garage, off-street parking.

Council Tax band: F

Tenure: Freehold

- NO UPWARD CHAIN
- INDOOR SWIMMING POOL
- IDEAL FOR COMMUTERS TO LONDON AND THE NORTH
- FOUR SPACIOUS BEDROOMS
- STUNNING GROUNDS
- CHARACTER LIVING ROOM
- ORIGINAL STABLE AND TACK ROOM
- MODERN KITCHEN AND SEPARATE DINING ROOM
- TENURE FREEHOLD
- EPC RATING 'D'





Entrance Porch

Features a UPVC door with double-glazed obscure glass and matching sidelights. An internal single-pane glass window leads into the living room and remaining accommodation.

Lounge

26' 1" x 21' 5" (7.95m x 6.53m)

Bright and spacious, featuring parquet flooring throughout, fitted storage, and four panel radiators. Includes a double-glazed window and a box bay window to the front aspect. A large multi-fuel burner with a feature surround and chimney serves as the room's centrepiece. Double-glazed French doors with matching sidelights open to the rear patio, while an additional set of double-glazed doors leads into the conservatory. Includes a TV point. Access to a compact office

Dining Room

13' 0" x 9' 7" (3.96m x 2.92m)

Features a double-glazed window to the front aspect, a panel radiator, and elegant parquet flooring.

Conservatory

22' 11" x 11' 5" (6.99m x 3.49m)

Kitchen

12' 11" x 12' 11" (3.93m x 3.93m)

A well-appointed kitchen featuring floor-mounted cupboards, pull out units and corner units with fully pull out shelving and space for a large, freestanding American-style fridge-freezer. Integrated appliances include a double oven, a dishwasher, and an Exeter five-ring induction hob with an extractor fan above. Solid granite worktops and a Villeroy and Bosch bowl-and-a-quarter sink with a drainer and waste disposal. A roll out breakfast bar, a panel radiator, and three double-glazed windows to the rear aspect.

Inner Hallway

Equipped with a panel radiator, under-stairs storage cupboard, and stairs leading to the first-floor accommodation. Provides access to the kitchen and dining areas.

Ground Floor Shower Room

This space is fitted with a large, curved quadrant shower cubicle featuring full remote shower controls, steam facility, rain shower and a showerhead. Massage heads and phone



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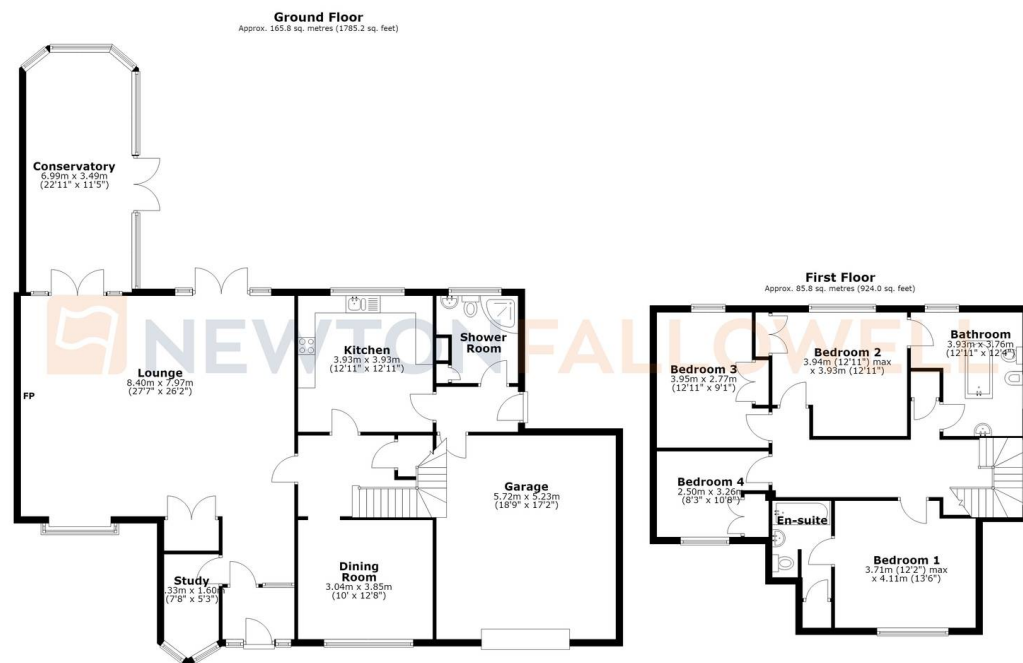
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Total area: approx. 251.7 sq. metres (2709.2 sq. feet)



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