



1 BLUE BELL COURT, RANSKILL
£455,000

BROWN & CO

1 BLUE BELL COURT, RANSKILL, RETFORD, DN22 8GB

DESCRIPTION

Blue Bell Court is a small executive development of five properties in the centre of this popular village of Ranskill. The property is built over three floors and provides a large living room leading into the conservatory as well as a separate formal dining room and a living kitchen. There is a master bedroom suite on the first floor with two further bedrooms having en suite facilities making a total of five double bedrooms and three bathrooms. The whole ground floor benefits from underfloor heating with four separate heating zones.

Externally the front and rear gardens are landscaped and the rear garden is walled offering a good degree of privacy and security. There is a double garage with office/home working space above.

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:///flopping.suits.simulates

ACCOMMODATION

Brick based canopied Entrance Porch with part glazed composite door with side light window into

ENTRANCE HALL 14'5" x 7'6" (4.43m x 2.32m) slate tiled flooring, stairs to first floor landing with under stairs storage cupboard. Part wood panelled walls, dado rail, ornate corning, recessed lighting.

CLOAKROOM white low level wc, oval shaped hand basin with mixer tap set on tiled shelving. Slate tiled flooring, tiled walls and full width tiled shelves. Ornate corning, recessed lighting and extractor.

LOUNGE 27'5" x 13'6" (8.37m x 4.14m) dual aspect with front aspect double glazed sash cord bay window. Feature limestone fireplace with matching hearth and pebble effect gas fire. Ornate corning, recessed lighting. Double glazed French doors leading into the



CONSERVATORY 13'9" x 11'3" (4.25m x 3.44m) brick based with double glazed windows. Polycarbonate ceiling, tiled flooring with under floor heating on a separate system. French doors leading into the garden.

DINING ROOM 12'4" x 12'2" (3.79m x 3.71m) measured to front aspect double glazed sash cord bay window. Telephone and TV points. Ornate corning.

LIVING KITCHEN 13'10" x 12'4" (4.26m x 3.78m) rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units with 1 ¼ inset stainless steel sink, ample granite effect working surfaces incorporating a draining board. Integrated dishwasher, space for range style cooker with large black extractor canopy above. Space for American fridge freezer, part tiled walls, recessed lighting. Slate ceramic tiled flooring. Part wood panelled

walls with dado rail. Wall light points, ornate corning. TV point. Door to



UTILITY ROOM 7'2" x 6'9" (2.19m x 2.10m) with half glazed door to garden. Matching range of base and wall cupboards. Space and plumbing for washing machine and tumble dryer. Single stainless steel sink drainer unit with mixer tap. Part tiled walls, cupboard housing wall mounted gas fired central heating boiler. Slate ceramic tiled flooring. Part tiled walls.

FIRST FLOOR GALLERY STYLE LANDING with part wood panelled walls, dado rail, recessed lighting, built-in airing cupboard with factory lagged hot water cylinder and fitted immersion. Stairs to second floor landing.

BEDROOM ONE 13'6" x 13'0" (4.15m x 3.99m) front aspect with two double glazed sash cord windows, recessed lighting, TV aerial lead. Door to



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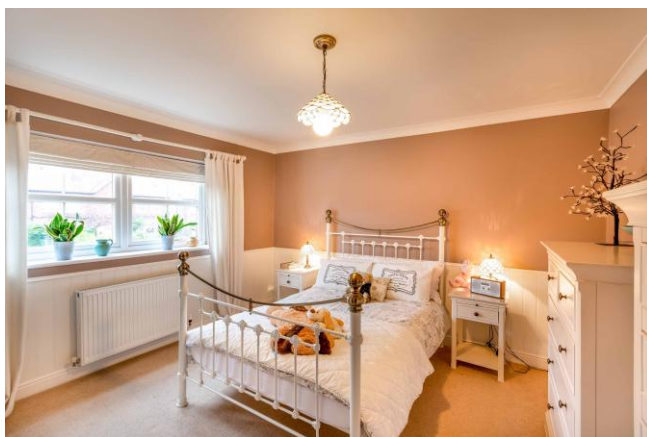
DRESSING ROOM with floor to ceiling range of wardrobes and drawers with ample hanging and shelving space. Recessed lighting and door to

EN SUITE SHOWER ROOM 11'0" x 4'6" (3.36m x 1.39m) rear aspect obscure double glazed window. Full width tile enclosed shower cubicle with power pump mains fed shower and glazed screen. White low level wc, pedestal hand basin with mixer tap, ceramic tiled flooring, tiled walls and matching tiled recessed shelving. Extractor and recessed lighting.

BEDROOM TWO 12'5" x 10'0" (3.80m x 3.08m) measured to front of full length range of built-in bedroom furniture incorporating wardrobes and drawers with ample hanging and shelving space. TV aerial lead, matching free standing dressing table unit. Front aspect with two double glazed sash cord windows. Door to

EN SUITE SHOWER ROOM 6'2" x 4'5" (1.89m x 1.37m) front aspect obscure double glazed sash cord window. Corner fitted shower cubicle with glazed screen, power pump mains fed shower attachment and tiled walls. White low level wc, pedestal hand basin with mixer tap. Extractor and recessed lighting.

BEDROOM THREE 18'5" x 13'8" (5.63m x 4.19m) rear aspect double glazed window. Part wood panelled walls.



FAMILY BATHROOM 9'6" x 6'5" (2.92m x 1.99m) rear aspect obscure double glazed window. Four piece white suite of tile enclosed bath with contemporary mixer tap. Low level wc, pedestal hand basin with mixer tap. Corner fitted shower cubicle with glazed screen and power pump mains fed shower. Tiled walls, ceramic tiled flooring. Recessed lighting and extractor.



SECOND FLOOR GALLERIED LANDING with front aspect double glazed window. Could also be a small study area. Rear aspect velux double glazed window. Access to roof void. Part wood panelled walls, dado rail and recessed lighting.

BEDROOM FOUR 12'5" x 12'2" (3.80m x 3.71m) triple aspect to front, rear and side with double glazed windows and velux windows. TV point. Part wood panelled walls, dado rail.

BEDROOM FIVE 12'6" x 10'8" (3.85m x 3.28m) maximum dimensions. Front aspect double glazed window and side aspect double glazed window. Telephone point, part wood panelled walls.

ADDITIONAL SHOWER ROOM 8'3" x 7'5" (2.54m x 2.27m) with rear aspect velux double glazed window. Tile enclosed corner shower cubicle, glazed scree and electric shower. Tiled splashback. Wall mounted hand basin with mixer tap, low level wc. Ceramic tiled flooring, part tiled walls and eaves storage cupboard.

OUTSIDE

The front is walled to all sides with decorative wrought iron railings. Gate leading to pathway. The front garden has been landscaped with circular paved patio and tiled edging with pebbled shrub and flower beds and borders. External lighting.

From Great North Road there is access to the rear of the property which leads to the **DOUBLE GARAGE 18'7" x 17'10" (5.70m x 5.48m)** with electrically operated roller doors, half glazed personal door to the garden. Space in front of the garages for 4 vehicles. Gate giving access to the rear garden which is walled to all sides offering a good degree of privacy and security. The rear garden has been landscaped with a circular patio area with brick retained wall to one side as well as an additional summer patio/dining area accessible from the conservatory and kitchen. Good areas of lawn. Large water feature and established flower beds and borders. Various seating areas which are suntraps.

To the other side of the garden is an additional lawned area with shrub flower borders as well as an ornamental sculptured koi pond.

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.

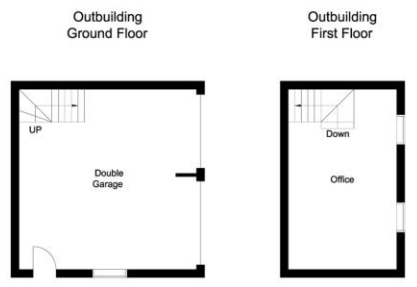
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 January 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	80	85
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



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.
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