



**Back Lane, Ranskill, Retford DN22 8NN**

**Asking Price £395,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Back Lane, Retford, , DN22 8NN

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We are pleased to offer to the market a three bedroom character property situated in the village of Ranskill which lies approximately five miles south of the market town of Retford. The village has amenities including primary school, post office and store, fish and chip shop and public house, whilst the market town of Retford is ideally placed for commuting being on the east coast mainline and only a short drive to the A1 and motorway network.





**ACCOMMODATION**

Solid oak entrance door with leaded glazed central panel leading into:

**KITCHEN/LIVING FAMILY ROOM**

23'5" x 19'9" to maximum dimensions

Open plan living area with full roof height exposed beams, two double glazed windows to the rear elevation with views over the rear garden, wood flooring, two double glazed windows to the side elevations, T.V aerial, telephone point, four radiators and loft access.

**KITCHEN AREA**

Fitted kitchen comprising wall, base and drawer units with complementary wooden roll edge work surface, inset single drainer sink unit with swan neck mixer tap, integrated electric oven, four ring hob with extractor over, island unit with breakfast bar, drawers and wine rack below.

**HALLWAY**

Wood flooring, radiator, exposed roof beams and door leading into:

**SIDE ENTRANCE PORCH**

Solid Oak entrance door with central glazed leaded panel, double glazed window to the side elevation and radiator.

**MASTER BEDROOM**

15'8" x 8'11"

Two double glazed windows looking out to the rear garden and paddock beyond, two radiators, exposed beams, TV aerial point.



**BEDROOM TWO**

13'1" x 9'10"

Double glazed window to the side elevation, radiator, telephone point, mezzanine storage area, exposed beams.

**BEDROOM THREE**

13'3" x 6'5"

Double glazed window looking out to the garden and paddocks, radiator, TV aerial point.

**FAMILY BATHROOM**

8'9" x 5'4"

Three piece suite in white comprising panel bath with electric shower over, wash hand basin with marble top and vanity unit below, low flush w.c., tiling to walls and flooring, shaver point, wall mounted mirror, heated towel rail, extractor fan, down lights, obscured window to the front elevation, exposed beams.

**CLOAKROOM**

Two piece suite comprising w.c. and pedestal wash hand basin with marble top and vanity unit below, radiator and extractor fan.

**UTILITY ROOM**

Space and plumbing for automatic washing machine, fitted roll edge work surface, tiled floor, double glazed window to the side elevation and extractor fan.



#### REAR LOUNGE

13'5" x 9'10"

Victoria marble fireplace with granite hearth and log burner, radiator and door leading into Boile/Store Room. Further door opening into:

#### CONSERVATORY

14'9" x 9'10"

French doors opening into the garden and tinted self cleaning glass roof.

#### BOILER/STORE ROOM

10'0" x 6'0"

Double glazed window to the side elevation, oil fired central heating boiler,

#### EXTERNALLY

The property stands in a slightly elevated position and has open garden to the front with stocked flower bed and retaining wall. To the front of the property is off road parking for several vehicles. To the side is a flagged path leading to the side entrance lobby and continues beyond being flanked by a gravelled area leading to the rear garden, paved patio and further garden beyond. To the side and rear elevation is lawned garden overlooking the paddock area beyond, planted borders, power supply and oil tank.

TENURE - Freehold



#### COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01302 710773 | Website: [www.hunters.com](http://www.hunters.com)

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