Back Lane, Ranskill, Retford DN22 8NN

Offers In The Region Of
£380,000

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CHARACTER PROPERTY We are pleased to offer to the market a THREE/FOUR bedroom character property situated in the rural 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 worksurface, 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.

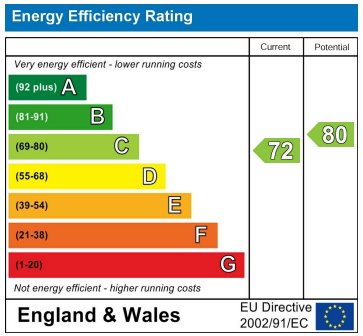
STORE ROOM/ POTENTIAL BEDROOM FOUR
10'0" x 6'0"
Double glazed window to the side elevation.

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 at £45.00 + VAT



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
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