BURGIN ATKINSON
& C O M P A N Y



# 26 Arundel Drive

Ranskill, Retford, DN22 8PQ

**Offers In The Region Of £210,000**

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A well-presented two-bedroom property offering spacious living accommodation, two double bedrooms and a modern shower room. Externally, the property benefits from an attractive enclosed rear garden with patio and lawn areas, off-road parking and a garage with a newly fitted electric roller door.









## Description

The property is accessed via a welcoming entrance hall, which provides access to all ground floor accommodation.

The spacious living room is a lovely feature of the property, offering an attractive open fireplace and double patio doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The kitchen is fitted with a range of complementary wall and base units, providing ample storage and workspace. Further benefits include an integrated oven, electric hob and extractor hood with a freestanding fridge freezer and washing machine.

There are two well-proportioned double bedrooms, both offering comfortable accommodation.

The contemporary three-piece shower room comprises a mains-fed shower with rainfall shower head and separate handheld attachment, set within a shower enclosure. There is also a wash hand basin with vanity storage beneath and a low-flush WC. The room is finished with attractive tiling and wet wall boarding to the splashback areas, complemented by a side-facing window, recessed downlighting, extractor fan and chrome heated towel rail.

To the rear, the property enjoys an attractive and enclosed garden, thoughtfully arranged to provide a variety of seating and entertaining areas. Immediately adjoining the property is a raised patio, with steps leading down to a lawned garden bordered by established planting and decorative gravel borders. There is also useful space for a summer house or greenhouse, together with a garden shed. Further benefits include external water, power and lighting.

To the front, there is a lawned garden with planted borders, while a driveway to the side provides off-road parking and leads to the garage. The garage benefits from a newly fitted electric roller up-and-over door, together with power and lighting.

## Location

Arundel Drive is located in the village of Ranskill where there is a primary school, fish and chip shop, public house and corner shop. The popular market town of Bawtry, which is well-known for its host of restaurants, bars and boutique shops, is under 15 minutes away by car. A short drive away is Blyth, which offers additional amenities. Retford is accessible in under 10 minutes and is a lovely market town with a train station, enabling fast and direct journeys to London and Edinburgh. As well as a variety of supermarkets, cafe's and leisure facilities.

**Living Room 10'9" x 12'9" (3.28 x 3.91)**

**Kitchen 7'8" x 10'0" (2.36 x 3.06)**

**Bedroom One 11'2" x 10'2" (3.42 x 3.10)**

**Bedroom Two 9'10" x 6'9" (3.00 x 2.06)**

**Bathroom 6'6" x 5'5" (1.99 x 1.66)**

**Garage 9'0" x 16'9" (2.76 x 5.12)**

## 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 B.
Services: Mains water, electricity and drainage are connected along with an 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.

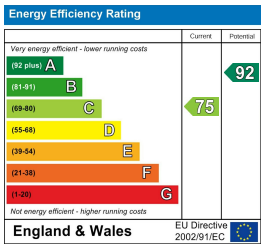
## Area Map

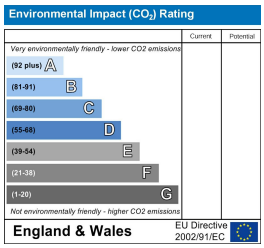



## Floor Plans




## 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.

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