









welcome to

Southfall Close, Ranskill Retford

OFFERED WITH NO UPWARD CHAIN is this extended four bedroom detached family property. Separate kitchen, lounge and dining room, family bathroom and downstairs cloakroom. Lawned rear garden with paved patio area, driveway and garage. Situated in a highly regarded part of Ranskill village.













Entrance Hall

Storage cupboard, stairs to the first floor and central heating radiator. Double glazed window and double glazed door to the front.

Rear Porch

Tiled flooring and double glazed door to the rear.

Cloakroom/Utility Room

7' x 6' 6" (2.13m x 1.98m)

Fitted with wc, work surfaces, central heating boiler, tiled splash back and double glazed window to the rear. Plumbing for washing machine and dryer.

Lounge

16' 3" x 10' 11" (4.95m x 3.33m)

Feature stone fire surround and hearth with electric fire inset, coving to the ceiling, central heating radiator and double glazed window to the front.

Dining Room

10' 10" x 10' 11" (3.30m x 3.33m)

Central heating radiator and double glazed patio doors opening out to the rear.

Kitchen

10' 11" x 11' 1" (3.33m x 3.38m)

Fitted with a range of wall and base units, complementary work surfaces, tiled splash back and 1 1/2 sink and drainer unit. Integrated appliances including Nef electric oven, electric hob and under counter fridge and freezer. Central heating radiator and double glazed window to the rear.

Landing

Stairs pleading to the landing with airing cupboard and loft access,

Bedroom One

10' 5" x 22' 8" max (3.17m x 6.91m max)

Walk in storage cupboard, loft access, central heating radiator and double glazed window to the front.

Bedroom Two

13' x 11' max into recess ($3.96m \times 3.35m$ max into recess

Central heating radiator and double glazed window to the rear.

Bedroom Three

10' 11" x 13' (3.33m x 3.96m)

Central heating radiator and double glazed window to the front.

Bedroom Four

7' 9" x 9' 2" max into recess (2.36m x 2.79m max into recess)

Central heating radiator and double glazed window to the front.

Bathroom

Fitted with wc, wash hand basin and walk in shower cubicle. Tiled splash back, heated towel rail and double glazed window to the rear.

Rear Garden

Lawned garden, paved patio area with mature shrubs and gated to the side. Cold water tap.

Garden Shed

Garage

17' 5" x 10' 6" (5.31m x 3.20m)

Up and over door with power and light. Internal door from the rear porch and double glazed window to the side.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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- Lawned rear garden with paved patio area

Tenure: Freehold EPC Rating: D

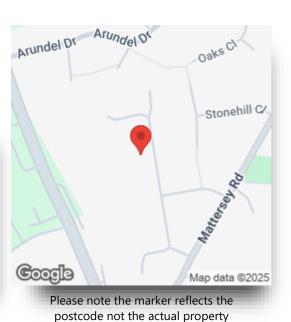
Council Tax Band: D

£295,000





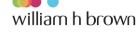




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Property Ref: RFD109764 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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