



Southfall Close, Ranskill Retford DN22 8NE

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 x 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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- OFFERED WITH NO UPWARD CHAIN
- Extended four bedroom detached family property
- Separate kitchen, lounge and dining room
- Family bathroom and downstairs cloakroom
- Lawned rear garden with paved patio area

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109764 - 0002

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