



RANVILLE GREAT NORTH ROAD RETTFORD, DN22 8NJ

£280,000
FREEHOLD

*** GUIDE PRICE £280,000 - £290,000 ***Offered for sale with NO ONWARD CHAIN, this well-maintained three-bedroom semi-detached home is situated in the heart of the sought-after village of Ranskill and boasts a beautifully established rear garden, creating a wonderful outdoor space to enjoy throughout the year. The property offers well-proportioned accommodation throughout, including a spacious open plan lounge and dining room, a well-appointed breakfast kitchen, three well-sized bedrooms and a modern family bathroom. Outside, the generous rear garden is undoubtedly a standout feature, thoughtfully landscaped with a patio seating area, well-kept lawns, mature planting, a tranquil pond, vegetable plot and garden shed, providing the perfect balance of relaxation and practicality.

Ranskill is a thriving village with a strong community spirit, offering a range of everyday amenities, a well-regarded primary school and convenient access to highly regarded secondary schools, including Retford's Elizabethan Academy and the selective Queen Elizabeth's High School in Gainsborough. The village is ideally positioned for commuters, with easy access to the A1 and A638, while nearby Retford railway station provides direct mainline services to London King's Cross in around 90 minutes, as well as regular connections to Doncaster, Newark, Lincoln and other major destinations.

**Kendra
Jacob**

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RANVILLE GREAT NORTH

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME • SPACIOUS LOUNGE WITH BAY WINDOW • CONTEMPORARY BREAKFAST KITCHEN • THREE WELL-PROPORTIONED BEDROOMS • STYLISH FAMILY BATHROOM • EXTENSIVE LANDSCAPED REAR GARDEN • DRIVEWAY PROVIDING OFF-ROAD PARKING • POPULAR VILLAGE SETTING WITH EXCELLENT TRANSPORT LINKS



ENTRANCE PORCH

Entered via an external door, this practical enclosed porch provides an ideal space for coats, shoes and everyday essentials before an internal door leads through to the main entrance hall.

ENTRANCE HALL

A welcoming reception hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation.

LOUNGE

A bright and comfortable reception room positioned to the front of the property, featuring a walk-in bay window that fills the room with natural light. A marble feature fireplace with inset gas fire provides an attractive focal point, while the open-plan layout flows seamlessly into the dining area.

DINING ROOM

Open to the lounge, the dining area offers a fantastic space for family dining and entertaining, with convenient access through to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of wall and base units complemented by generous work surface space, the kitchen overlooks the rear garden and offers space for informal dining. An external door provides direct access to the patio and garden beyond.

FIRST FLOOR LANDING

Providing access to all three bedrooms, the family bathroom and loft space.

BEDROOM ONE

A spacious double bedroom positioned to the front of the property, offering ample space for freestanding furniture.

BEDROOM TWO

A further well-proportioned double bedroom enjoying views over the rear garden.

BEDROOM THREE

A versatile single bedroom, ideal as a child's bedroom, nursery, home office or dressing room.

FAMILY BATHROOM

Fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary fittings.

OUTSIDE

To the front, a private driveway provides off-road parking and access to a useful brick-built store. The rear garden is undoubtedly one of the property's defining features. Beautifully established and thoughtfully landscaped, it enjoys a variety of areas including a paved patio, well-maintained lawns, mature planting, a peaceful pond with seating area, a productive vegetable plot and a garden shed. Offering an excellent degree of privacy, it provides a wonderful setting for both relaxing and entertaining throughout the year.

RANVILLE GREAT NORTH





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ADDITIONAL INFORMATION

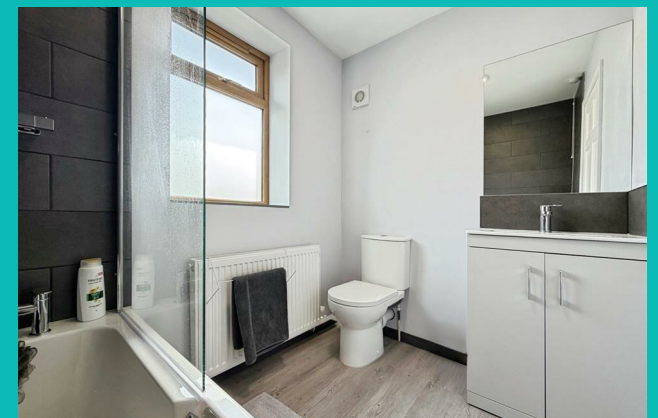
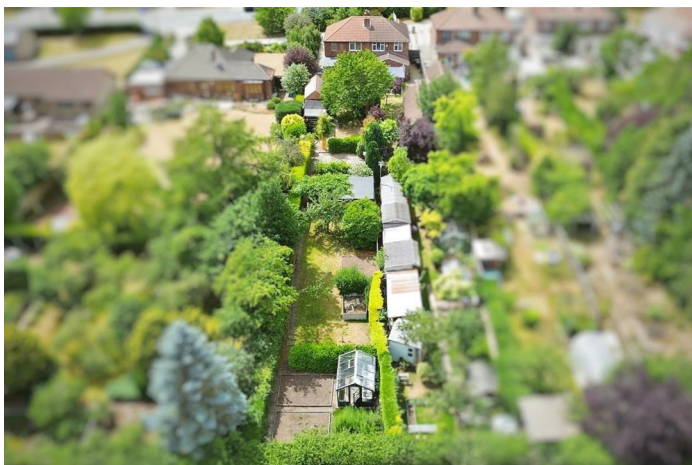
Local Authority – Bassetlaw

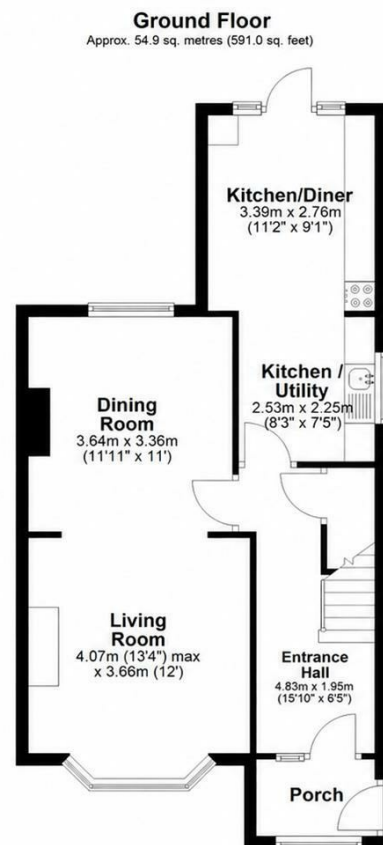
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1046.00 sq ft

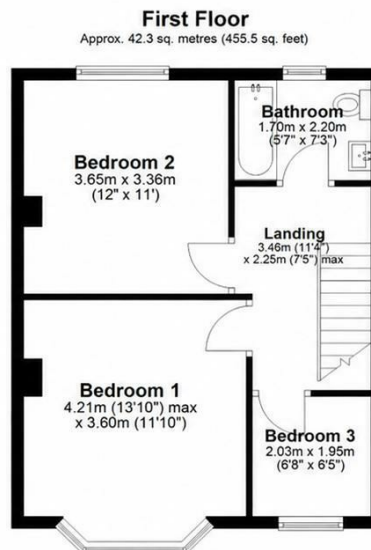
Tenure – Freehold





**Danielle
Shepherd**

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Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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