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HERE TO GET *you* THERE



Oaks Close

Ranskill, DN22 8PH

Guide Price £290,000



Council Tax: D



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DESCRIPTION

Briefly the property comprises four bedrooms, lounge/diner, breakfast kitchen, utility and bathroom whilst outside there is a drive and integral garage to the front with gardens to the front and rear.

Ranskill is a village lying five miles north of the market town of Retford and has a Primary School, Post Office and store, Fish and Chip Shop and Public House. Retford is a Georgian market town with a wealth of amenities and is ideally placed for commuting being on the east coast mainline and only a short drive to the A1 and motorway network.

ACCOMMODATION

The property is accessed via a white uPVC door into a porched entrance.

PORCHED ENTRANCE

11'0" x 3'3" (3.36 x 1.01)

Tiled flooring, meter cupboard, further wooden door with glass panels leading into:

ENTRANCE HALLWAY

6'5" x 5'3" (1.98 x 1.62)

Giving access to the Lounge/Diner, Breakfast Kitchen and downstairs Cloakroom. Stairs rising to first floor accommodation, telephone point. smoke alarm.

LOUNGE DINER

10'10" x 24'3" (3.31 x 7.41)

Windows to the front and rear elevation, t.v. point, wall vent.

BREAKFAST KITCHEN

11'9" x 17'10" (3.59 x 5.45)

Fitted kitchen comprising wall and base units with

complementary worksurface, built in Neff oven with microwave, four ring ceramic electric hob, integrated dishwasher and fridge, one and a half stainless steel sink with mixer tap, understairs cupboard. Door leading into:

UTILITY

8'7" x 9'10" (2.62 x 3.00)

Fitted base units with worksurface over, space for washing machine and dryer, tiled flooring, window to the rear elevation, door leading into integral Garage and uPVC entrance door to the rear.

FIRST FLOOR LANDING

9'1" x 4'5" (2.78 x 1.35)

Providing access to Bedrooms and Bathroom, loft access, smoke alarm to ceiling.

BEDROOM ONE

10'10" x 11'11" (3.31 x 3.65)

Built in cupboard, window to the front elevation and radiator.

BEDROOM TWO

8'7" x 13'3" (2.63 x 4.06)

Built in cupboard with shelving, fitted dressing table, shelving, window to the front elevation and radiator.

BEDROOM THREE

7'9" x 8'9" (2.37 x 2.67)

Built in wardrobe, cupboard housing water tank, window to the rear elevation and radiator.

BEDROOM FOUR

6'4" x 9'5" (1.94 x 2.89)

Shelving, window to the rear elevation and radiator.

BATHROOM

8'3" x 5'10" (2.54 x 1.80)

Tiled throughout with matching white suite comprising panel bath with shower over, wash hand basin with cupboard under and wall mirror over, towel rail, chrome radiator and window to the rear elevation.

EXTERNALLY

The front garden is laid to lawn with mature beds and a drive allowing off street parking for two vehicles leading to the Garage. The rear garden is laid to lawn and paving with mature beds and trees, outside tap and lighting.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

TENURE - FREEHOLD

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



Road Map



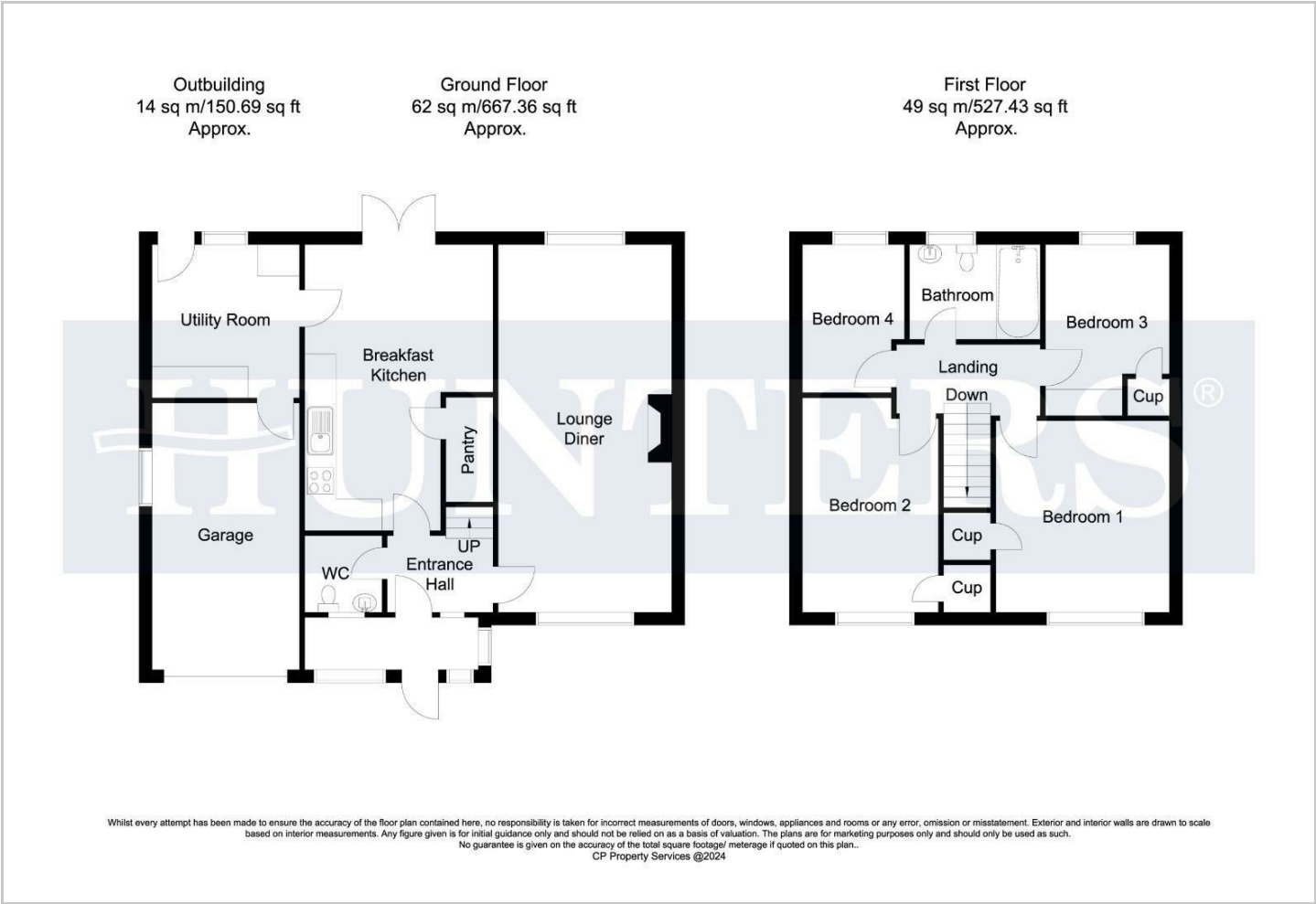
Hybrid Map



Terrain Map



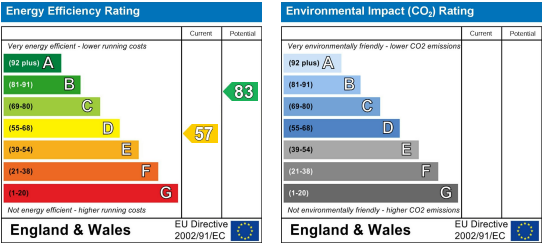
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.