



23 STATION ROAD, RANSKILL
£285,000

BROWN & CO

23 STATION ROAD, RANSKILL, RETFORD, DN22 8LE

DESCRIPTION

A beautifully presented Edwardian semi detached family home with some delightful original style features and with the benefit of the property being reroofed in 2013/14. There is a new recently installed central heating system as well as a log burner to the dining room. En suite facilities to the master bedroom and the attractive large rear gardens are great features of the property as well as an external workshop and utility room. In addition, there is off road parking for one vehicle. The property also benefits from a Honeywell Smart heating system.

LOCATION

Station Road is an established residential location in the heart of this popular village of Ranskill with local infant and junior school, public house, convenient store and fish and chip shop. There is great access to the west linking to the A1 in turn links to the wider motorway network. Retford town centre is approximately 15 minutes to the south providing comprehensive shopping, leisure and recreational facilities as well as schooling and the mainline railway station on the London to Edinburgh intercity link. Accessible to Ranskill are country walks and smaller villages with other local amenities.

DIRECTIONS

what3words///army.playfully.lifeboats

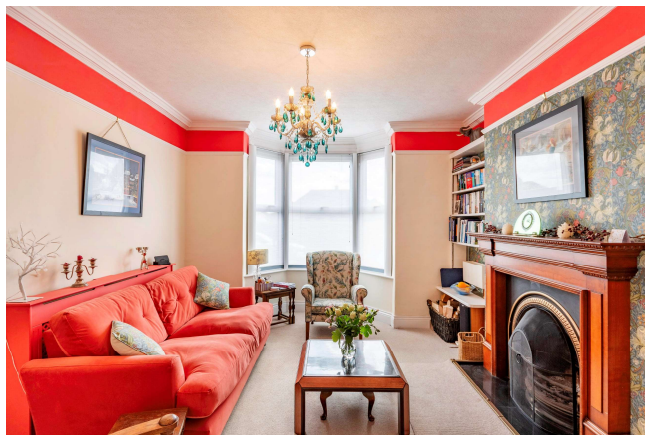
ACCOMMODATION

Half glazed leaded light stained glass front door into

ENTRANCE VESTIBULE with period style skirtings, corning and glazed door to

HALWAY stairs to first floor landing, period style skirtings, corning, feature corbels.

LOUNGE 14'8" x 12'0" (4.52m x 3.68m) measured to front aspect floor to ceiling double glazed bay window. Feature polished fire surround with Victorian cast iron open fire on raised marble hearth. Period style skirtings, picture rails, corning, TV and telephone points.



DINING ROOM 13'0" x 12'4" (4.00m x 3.79m) feature fireplace with oak mantle with inset multi fuel burner set on raised tiled hearth, side aspect double glazed window, double glazed French doors leading into the conservatory. Period style skirtings, picture rail and telephone point. Under stairs storage cupboard.



REFITTED KITCHEN 16'7" x 9'0" (5.08m x 2.77m) in approx. 2019. An extensive range of off white coloured base and wall mounted soft close cupboard and drawer units. 1 ¼ sink drainer unit with mixer tap, plumbing below for dishwasher, integrated fridge, space for range style cooker set into the fireplace recess with exposed brickwork to the top and Rangemaster extractor canopy. Floor to ceiling shelved cupboards with sockets and USB ports. Two double glazed windows overlooking the conservatory. Ample granite working surfaces with matching upstands. Recessed lighting, space for wine fridge. Porcelain wood effect tiled flooring, telephone point. Contemporary radiator. Fitted wine cooler, warming drawer and microwave.



CONSERVATORY 24'2" x 5'5" (7.37m x 1.67m) brick base with polycarbonate ceiling and double glazed windows. Two double glazed doors, one to side and one to rear. Wall light points, radiator and Hyper inverter air conditioning/heating system.

UTILITY ROOM 8'4" x 7'10" (2.57m x 2.43m) rear aspect double glazed window. Single stainless steel circular sink drainer unit with mixer tap and Triton electric water heater. Space and plumbing for washing machine. A range of shaker style base cupboards. Working surfaces, space for American style fridge freezer with shelving around. Ceramic tiled flooring, wood panelled ceiling, spotlighting.

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GALLERY STYLE LANDING with access to roof void. Period style skirtings, ornate cornicing. Plate rail. Access to roof void.

BEDROOM ONE 12'0" x 11'8" (3.67m x 3.59m) measured to front of deep built in double wardrobe with ample hanging and shelving space. Two front aspect double glazed windows with distant views to fields. Period style skirtings, Mitsubishi inverter air conditioning/heating system. Door to



EN SUITE SHOWER ROOM with tiled walls. Shower cubicle with bifold glazed door and Bristan electric shower with handheld attachment. Low level wc, wall mounted hand basin, chrome towel rail radiator, ceramic tiled flooring, recessed lights, extractor and speaker system. Wall mounted touch light mirror.

BEDROOM TWO 13'2" x 9'7" (4.03m x 2.94m) rear aspect double glazed window with views to the garden. Built in cupboard with hanging and shelving, period style skirting.



BEDROOM THREE 10'8" x 9'0" (3.30m x 2.78m) maximum dimensions, rear aspect double glazed window, period style skirtings.

FAMILY BATHROOM upgraded in 2019. Side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with Mira electric shower with handheld attachment. Pedestal hand basin, low level wc, porcelain wood effect tiled flooring, part tiled walls. Wall mounted touch light mirror. Extractor. Chrome towel rail radiator. Programmable underfloor heating.



OUTSIDE

The front is semi open planned with hedging to one side, resin driveway with space for one vehicle. Small brick wall with wood planters behind. Paved path to front door. Area of lawn. Wooden gate to the side giving access to the rear garden.

The rear garden is undoubtedly a great feature of the property and is fenced, walled and hedged to all sides. The garden is divided into separate areas. The first garden has a raised decked area with wooden planter and concrete patio. Brick outbuildings, one for coal/wood storage and the other is an external wc with hand basin and Triton electric water heater. Raised rockery. Additional bin store with attached brick and UPVC potting shed with half glazed

UPVC door, power and lighting. Picket style fence and pergola leading into the first part of the main garden which has a potting shed with water supply.

Victorian style Swallow timber greenhouse fitted in 2021 with power and water. This part of the garden has a good area of lawn with sculptured brick edges, access to a soft fruit and vegetable area, low level fencing with barked edging and some established shrubs with a good area of lawn. To the rear of the property is an additional garden accessed by way of another pergola with a good area of lawn with well stocked shrubs, flower beds and borders. To the rear of the plot is an aluminium 10' x 8' Yardmaster sliding double-door timber shed.

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: Please note we have not tested the services or any of the equipment 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

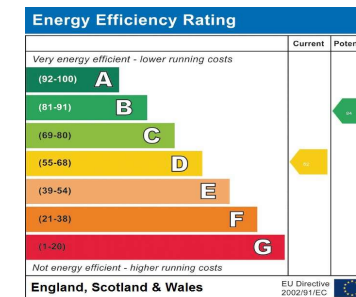
Viewing: Please contact the Retford office on 01777 709112.

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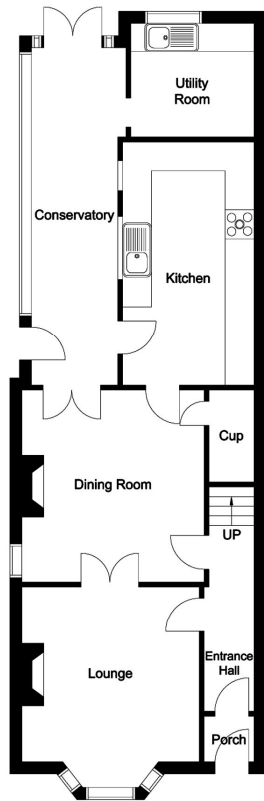
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

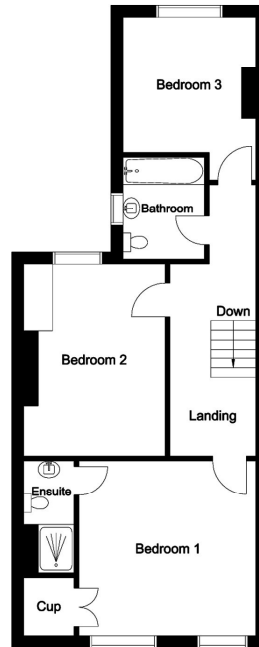
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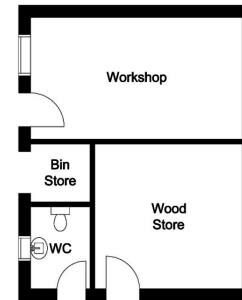
Ground Floor



First Floor



Outbuilding



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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