



LAUREL LODGE, 2 DINGLE COURT, RANSKILL
£499,950

BROWN & CO



LAUREL LODGE

2 DINGLE COURT, RANSKILL, RETFORD
NOTTINGHAMSHIRE, DN22 8FB

DESCRIPTION

An extremely well presented detached family home being sold for the first time since new. This exclusive small development was built by Ablehomes in 2005 and is a gated development on the edge of this popular village. The property benefits from a dual aspect lounge, separate dining room and study/playroom as well as a modern breakfast kitchen leading into the garden room which leads into and overlooks the enclosed landscaped gardens.

The accommodation is arranged over three floors with a master bedroom with en suite facilities and two guest bedrooms both with en suites, plus the family bathroom being on the first floor. There are two additional double bedrooms on the second floor. The property has no onward chain. Externally, there is a detached double garage with space in front for three additional vehicles and attractive gardens to three sides.

LOCATION

Ranskill is a small and favoured village to the north of Retford with local infant and junior school, public house, convenience store and fish & chip shop. Retford town centre is approximately 15 minutes' drive with comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. Bawtry is a small and popular town to the north with some local amenities and the A1 is to the west which links to the wider motorway network. There are some delightful country walks within easy distance to open countryside and surround.

DIRECTIONS

[what3words///smothered.countries.absorbing](#)

ACCOMMODATION

COVERED ENTRANCE with half glazed door and double glazed window into

GOOD SIZED ENTRANCE HALL 19'0" x 7'0" (5.80m x 2.14m) with oak flooring, high moulded skirtings, eyeball downlighting, under stairs storage with bespoke fitted drawers and book casing units. Stairs to first floor galleried landing.



CLOAKROOM front aspect obscure double glazed window. White low level wc, corner fitted pedestal hand basin with mixer tap and tiled splashback. Extractor, moulded skirtings.

Double doors into **LOUNGE 19'0" x 12'8" (5.80m x 3.89m)** dual aspect with front aspect double glazed window and rear aspect double glazed French doors leading into and overlooking the garden. Feature painted fire surround with black granite raised hearth and insert with recessed pebble effect gas fire, oak flooring, moulded skirtings, TV and telephone points.

DINING ROOM 11'4" x 9'9" (3.48m x 3.01m) front aspect double glazed window. Moulded skirtings, oak flooring.

STUDY/PLAYROOM 11'4" x 8'7" (3.47m x 2.66m) side aspect double glazed window. Oak flooring, moulded skirtings, TV and telephone points.



BREAKFAST KITCHEN 18'10" x 11'2" (5.78m x 3.42m) rear aspect double glazed windows overlooking the garden. An extensive range of cream coloured base and wall mounted cupboard and drawer units with 1 ¼ stainless steel sink drainer unit with mixer tap and detachable hose spray. Integrated dishwasher, space for American style fridge freezer, space for range style cooker with stainless steel extractor canopy above. Ample solid oak working surfaces with matching upstand. Part tiled walls, concealed lighting to the wall mounted cupboards. Built in Lamona microwave. Central island with breakfast bar, ample granite working surfaces, cupboards and drawers below with open ended shelving and space for wine cooler. Oak flooring, moulded skirtings, recessed lighting. Built in cloaks cupboard with hanging and shelving. Opening into

GARDEN ROOM 9'5" x 9'0" (2.88m x 2.76m) with double glazed windows overlooking the garden and double glazed French door leading into the garden. Oak flooring, TV and USB points. Telephone lead. Recessed lighting.



UTILITY ROOM 5'9" x 5'3" (1.81m x 1.62m) side aspect half glazed door. A range of beech coloured base and wall mounted cupboards. Single stainless steel sink drainer unit with working surfaces, space and plumbing for washing machine and one further appliance. Wall mounted gas fired central heating boiler. Ceramic tiled flooring, moulded skirtings and extractor.

FIRST FLOOR

GALLERY STYLE LANDING moulded skirtings, rear aspect double glazed window. Additional staircase to second floor. Built in airing cupboard with Megaflow Heatrae Sadia hot water cylinder and shelving.



BEDROOM ONE 14'7" x 13'0" (4.47m x 3.97m) measured to front of full length range of three double wardrobes with ample hanging and shelving space. Rear aspect double glazed arch shaped feature window with views to the rear garden. Moulded skirtings, TV and telephone points. Vaulted ceiling. Door to

EN SUITE BATHROOM 11'4" x 5'6" (3.48m x 1.70m) side aspect obscure double glazed window. Four piece white suite comprising panel enclosed bath with mixer tap. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern and cupboards below. A good sized walk in shower cubicle with glazed screen, aqua board style backing and mains fed shower with handheld attachment. Wall mounted mirror with lights above, medicine cabinet. Shaver socket, extractor, eyeball downlighting and towel rail radiator.

BEDROOM TWO 12'10" x 11'9" (3.95m x 3.63m) front aspect double glazed window with views to the front garden. Two built in double wardrobes with ample hanging and shelving space. Moulded skirtings, TV aerial point. Door to

EN SUITE SHOWER ROOM recently refitted. Front aspect double glazed window. Tile enclosed shower cubicle with mains fed shower with handheld attachment and glazed door. Vanity unit with inset sink and cupboards below. Low level wc with concealed cistern. Hexagonal tiled ceramic flooring. Towel rail radiator, moulded skirtings, shaver socket and extractor.

BEDROOM THREE 12'0" x 11'6" (3.69m x 3.53m) front aspect double glazed window. Moulded skirtings, TV and telephone points. Two built in double wardrobes with ample hanging and shelving. Door to

EN SUITE SHOWER ROOM front aspect obscure double glazed window. Tile enclosed shower cubicle with glazed screen and mains fed shower with handheld attachment. Pedestal hand basin and mixer

tap. Low level wc. Part tiled walls, towel rail radiator, moulded skirtings, extractor and shaver socket.

FAMILY BATHROOM 9'8" x 6'8" (2.98m x 2.08m) rear aspect obscure double glazed window. Four piece white suite comprising tile enclosed bath with mixer tap, pedestal hand basin with mixer tap, low level wc. A good sized tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment. Part tiled walls, wall mounted mirror, towel rail radiator, shaver socket, eyeball lighting and extractor.

Turning staircase to **SECOND FLOOR LANDING** with rear aspect Velux style double glazed window. Small study area with moulded skirtings.

BEDROOM FOUR 12'9" x 11'9" (3.93m x 3.62m) dual aspect to front and rear. Double glazed window to the front and two Velux style double glazed windows to the rear. Moulded skirtings, TV and telephone points.

BEDROOM FIVE 11'4" x 11'9" (3.48m x 3.62m) dual aspect, front double glazed window, rear aspect double glazed Velux style window. Bespoke range of full length cupboards and book shelving. Access to small eaves storage. TV and telephone points. Moulded skirtings.

OUTSIDE

Approached from Folly Nook Lane are wrought iron double electrically operated, buzzer controlled gates into the block paved driveway providing space for two cars side by side leading to brick built **DETACHED DOUBLE GARAGE** with up and over doors, power and light.

The front garden is open planned and predominantly lawned with path to front door with brick edging, some established shrub, flower beds and borders, additional pebbled parking area. Street lamp. Pedestrian access to the side by gate leading to the rear garden.





The rear garden is southerly facing and has been landscaped and is of a good size, fenced and hedged to all sides. Paved patio with external lighting and water supply. Railway sleeper edging leading up to the main garden which is lawned with established flower, shrub beds and borders. To the rear of the plot is an additional raised paved patio with walled surround leading to a cross shaped pebbled area with railway sleeper raised shrub and flower beds. A good sized full width paved patio.



AGENTS NOTES:

1. Interested parties are expressly requested to check current outgoings, service charge etc. with their legal advisors prior to entering a legal commitment to purchase.
2. Current service charge is £3 per month and the annual gate service charge is approx. £50 per household.

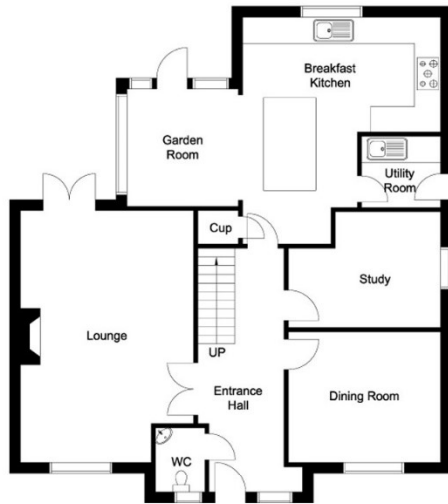


GENERAL REMARKS & STIPULATIONS

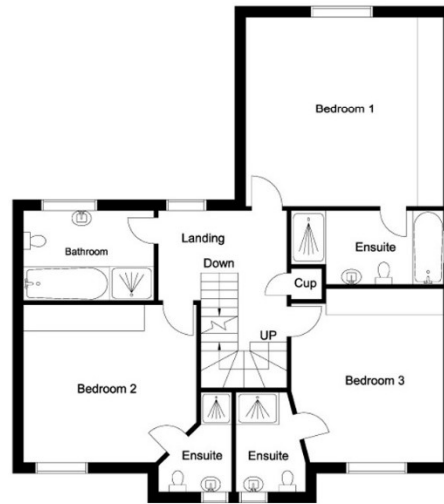
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, 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.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
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.
These particulars were prepared in September 2023.



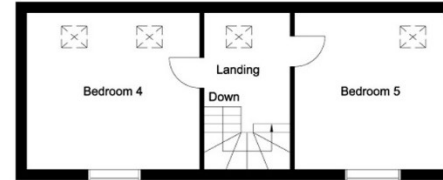
Ground Floor



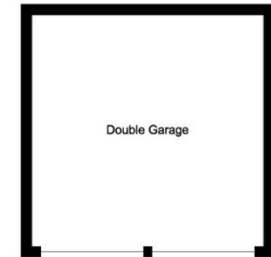
First Floor



Second Floor



Outbuilding



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			EU Directive 2002/91/EC

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
 01777 709112 | retford@brown-co.com

