



## 13 WHITTON CLOSE RANSKILL

A two double bedroom detached bungalow in this favoured village to the north of Retford town centre. Front aspect lounge dining room, shaker style kitchen breakfast room leading into the manageable rear garden. Attached garage and parking for 2 cars. No upward chain.

**£225,000**

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**BROWN & CO**

Property and Business Consultants

# 13 WHITTON CLOSE, RANSKILL, RETFORD, DN22 8PD

## LOCATION

The popular village of Ranskill boasts 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///armrests.ultra.stitch

## ACCOMMODATION

Three quarter glazed UPVC door with obscure windows and matching side light into

**ENTRANCE HALL** with cherry coloured laminate flooring, access to partially boarded roof void, built in cloaks cupboard with shelving and hanging space.

**LOUNGE DINING ROOM 16'3" x 15'10" (4.87m x 4.96m)** front aspect double glazed oriel bay window with views to garden, wood effect laminate flooring, TV and telephone points.

**KITCHEN BREAKFAST ROOM 12' x 7'9" (3.67m x 2.41m)** side aspect double glazed window, rear aspect double glazed door with side windows leading into the rear garden. A good range of cream coloured shaker style base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer tap and softener, space and plumbing below for washing machine and slimline dishwasher, space for one further appliance, built in Hygena electric oven, four ring gas hob, ample working surfaces, part tiled walls, spotlight.

**BEDROOM ONE 11'2" x 10'5" (3.41m x 3.19m)** rear aspect double glazed window, range of double built in wardrobes, telephone point.

**BEDROOM TWO 10'9" x 10'7" (3.33m x 3.25m)** front aspect double glazed window, wall light point, range of built in wardrobes with hanging and shelving space.

**BATHROOM** rear aspect obscure double glazed window. Three piece coloured suite with panel enclosed bath with Sensation electric shower over and handheld attachment. Vanity unit with inset sink and cupboards below, low level wc, part tiled walls, spotlight, built in airing cupboard with factory lagged hot water cylinder and immersion. Boiler located in roof void.

## IMPORTANT NOTICES

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## OUTSIDE

Drop kerb giving access to driveway with space for 2-3 vehicles leading to **ATTACHED SINGLE GARAGE** with metal up and over door, power and light. Personal door to rear garden. The front garden has brick wall surround, mainly lawned with established shrub, flower beds and borders. Pedestrian access to the side, gate.

The rear garden is walled and fenced to all sides, full width paved patio, external lighting and water supply. Stepped, raised shrub, flower beds and borders.

## 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 finalizing 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.

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 specialize 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.

These particulars were prepared in May 2024.

