

# BURGIN ATKINSON

& C O M P A N Y



## Millbeck Mattersey Road

Ranskill, Retford, DN22 8NF

**Offers In The Region Of £375,000**



4 BEDROOM DETACHED HOME - THREE BATHROOMS IN TOTAL - HIGH SPEC FITTED KITCHEN DINER WITH AN ARRAY OF INTEGRATED APPLIANCES - LARGE DRIVEWAY AND DOUBLE GARAGE - LANDSCAPED REAR GARDEN - HIGHLY REGARDED LOCATION WITH EXCELLENT TRANSPORT LINKS - EPC C



## Description

This well appointed, four bedroom, detached home is situated in the highly regarded village, Ranskill. Ranskill is a well served and sought after village which offers a shop, a gastro pub, a chip shop and primary school along with a regular bus service to Retford, Bawtry and Doncaster. Retford Town is just 6 miles from the property and Bawtry is just 4 miles, both Retford and Doncaster offer regular mainline rail services direct to London Kings Cross. This home is conveniently located just 2 miles from the A1 network with access at nearby Blyth. The A1 gives seamless access to London and the North, as well as the M18, M62 and M1. Doncaster, Sheffield, Leeds and Nottingham are all an easy commute.

Internally, this home offers an entrance hall and porch which leads to the heart of the home kitchen diner which is finished to a high specification fitted with an array of integral appliances with a utility room just off this space. The living room is L shaped with double french doors. The ground floor also has two bedrooms which are currently being utilised as reception rooms and a main three piece suite family bathroom. To the first floor is the master bedroom with fitted wardrobes and large en-suite and the second bedroom also with fitted wardrobes and an en-suite shower room.

Externally, the home offers a large front driveway providing ample parking and a double, detached garage. To the rear, the garden is landscaped and lawned with a variety of perennial plants. The property also has solar panels which generate a tax free income until 2036 and a hive thermostat.

Viewings are advised to appreciate the spacious yet homely feel this house has to offer. Please also click on the virtual tour link to view the property in more depth.

**Living Room 15'0" x 20'10" (4.59 x 6.37)**

**Kitchen Diner 11'11" x 17'8" (3.64 x 5.40)**

**Utility Room 4'9" x 9'4" (1.47 x 2.86)**

**Bathroom 5'6" x 7'11" (1.70 x 2.42)**

**Master Bedroom 16'5" x 13'0" (5.02 x 3.97)**

**Master En-Suite 9'2" x 13'8" (2.81 x 4.18)**

**Bedroom Two 12'1" x 11'1" (3.69 x 3.39)**

**En-Suite 4'1" x 7'8" (1.27 x 2.34)**

**Bedroom Three 9'0" x 11'6" (2.75 x 3.52)**

**Bedroom Four 11'10" x 8'11" (3.61 x 2.73)**

**Garage 17'11" x 16'3" (5.48 x 4.97)**

## General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services 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.

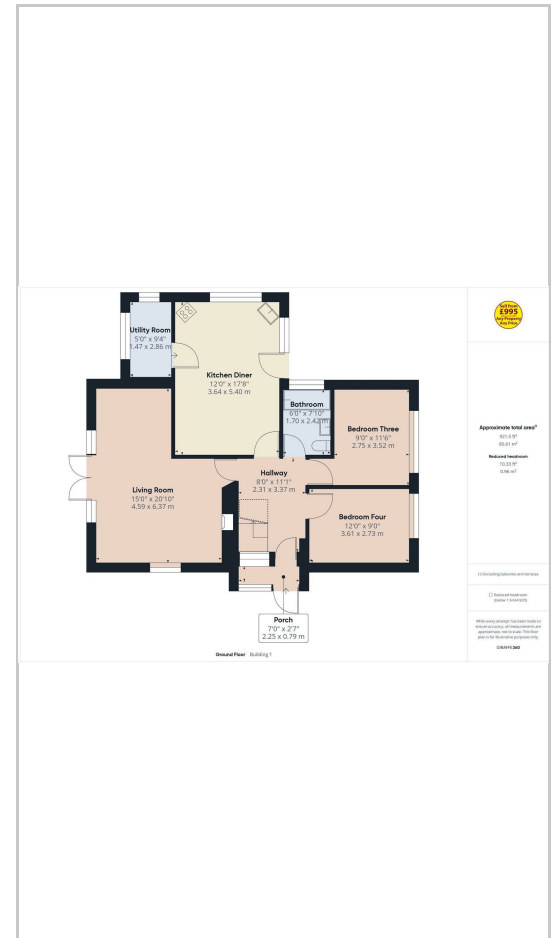
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

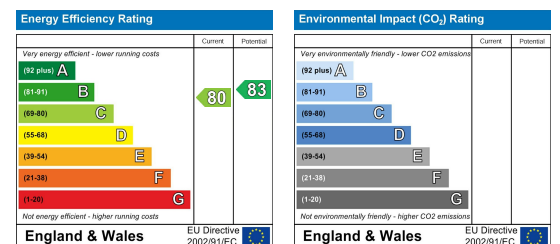
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.