

# BURGIN ATKINSON

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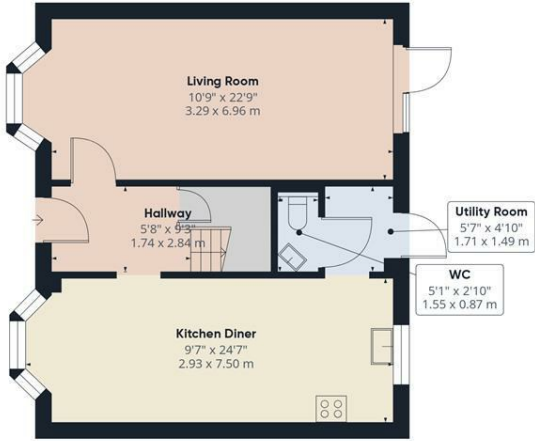
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52 Willow Avenue, Ranskill, Retford, DN22 8LB

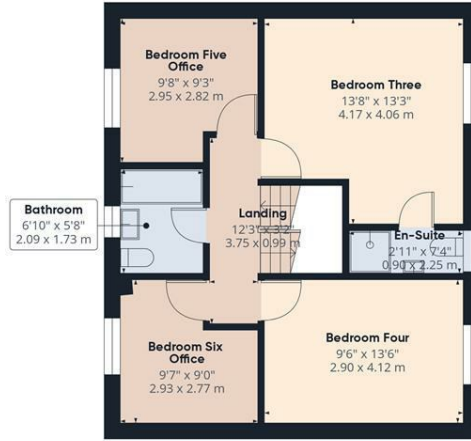
ONE OWNER FROM NEW - BRAND NEW KITCHEN, EN-SUITES AND GROUND FLOOR W/C - NEW WINDOWS + DOORS - NEW BOILER - NEW FLOORING DOWNSTAIRS - COUNTRYSIDE VIEWS TO THE REAR - EPC RATING : C

- Beautifully Presented Detached Family Home
- 6 Double Bedrooms
- 2 Modern En-Suites, Main Bathroom and Ground Floor W/C
- Recently Fitted Open Plan Kitchen Diner
- Spacious Dual Aspect Living Room
- Block Paved Driveway for 4 Cars with Double Detached Garage
- Enclosed South Facing Private Garden with Summer House
- Stunning Field Views to the Rear

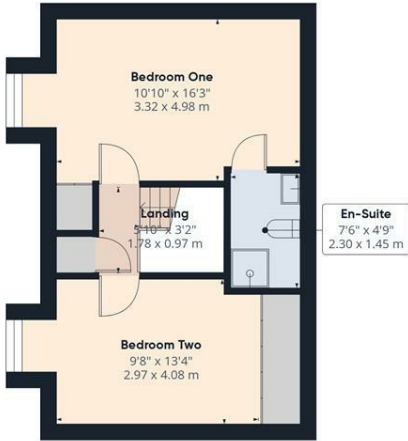
**£440,000**



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
1897 ft<sup>2</sup>  
176 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

