



Willow Avenue, Ranskill Retford DN22 8LB

welcome to

Willow Avenue, Ranskill Retford

****OFFERING EXCEPTIONAL VALUE FOR MONEY!**** SIX BEDROOM detached family home positioned in a desirable village location with local amenities. Exceptional open plan LIVING KITCHEN with Bi-fold doors leading to superb landscaped rear garden. High Quality fixtures and fittings throughout.



Entrance Hall

Under stairs storage with space for a dryer, complementary flooring, central heating radiator and composite front door.

Cloakroom

Fitted with wc, wash hand basin, complementary flooring, central heating radiator and double glazed window.

Lounge

Modern decor with coving to the ceiling, electric wall mounted fire, two central heating radiator and double glazed box bay window.

Living Kitchen

L shaped dining kitchen fitted with white gloss wall and base units with mood lighting and heaters in the kick boards, granite work tops, sink and drainer unit. Integrated appliances including electric double oven, gas hob with extractor fan, microwave, warming drawer, dishwasher, washing machine, fridge and freezer. Complementary flooring, two vertical central heating radiators and two double glazed windows. Bi fold double glazed doors to the rear garden and into the sitting room.

First Floor Landing

Staircase leading to the landing with central heating radiator and double glazed window.

Bedroom One

Modern decor, central heating radiator and double glazed window.

En Suite

Fitted with wc, wash hand basin with built in unit and double shower cubicle. Modern tiling, vertical towel rail and double glazed window.

Bedroom Four

Sloping ceiling to two sides, modern decor, central heating radiators and three double glazed velux style windows.

Bedroom Five

Modern decor, central heating radiator and double glazed window.

Bedroom Six

Further double bedroom with central heating radiator and triple glazed window.

Second Floor

Second Floor Landing

Staircase leading to the landing with velux style double glazed window.

Bedroom Two

Modern decor, central heating radiator and triple glazed window.

Bedroom Three

Modern decor, central heating radiator and two double glazed windows.

Bathroom

Fitted with a modern three piece suite with shower over the bath, fully tiled walls and floors, central heating radiators, vertical central heating radiator and double glazed window.

Front Garden

Lawned area to the front with shrubs and sliver birch tree.

Rear Garden

Larger than average landscaped lawned garden with Indian stone paved patio, plum slate and granite chip areas with a variety of plants and shrubs including cigar tree, eucalyptus tree and miniature weeping willows. Outside waste and electric point.

Driveway

Block paved driveway to the front leading to the garage.

Garage

Integral garage with up and over door, power and light.

Timber Shed

Power and light.

Greenhouse Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Willow Avenue, Ranskill Retford

- Spacious six Bedroom Detached family home
- Open plan living kitchen looking over and accessing a landscaped garden to the rear
- Integral Garage and paved driveway for off street parking
- Desirable village location with local amenities
- Finished to an excellent standard throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

Awaiting Photograph

£370,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110540 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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