



1 DINGLE COURT, RANSKILL

£345,000



1 DINGLE COURT, off FOLLY NOOK LANE, RANSKILL, RETFORD, NOTTINGHAMSHIRE, DN22 8FB

DESCRIPTION

1 Dingle Court is a fine home, generously proportioned and set amidst an established and sought after exclusive gated development in Ranskill.

The property has been lovingly improved and upgraded by the present sellers to create flexible family living arrangements, flowing space and a high calibre specification. The home is currently sympathetic to a traditional style of living but would equally suit a more contemporary outlook.

The accommodation commences with a generous reception hall to the rear of which is a cloakroom with wc. To one side is a sitting room having double glazed windows to front and rear with double glazed French doors to the rear accessing the well-maintained garden. A separate dining room is provided permitting formal entertaining but could alternatively be used as a playroom or study. A feature of the ground floor is the breakfast kitchen, this is sizeable, well fitted and allows natural light through the triple aspect windows and doors.

At first floor level there is a great deal of bedroom accommodation on offer. The master bedroom has a luxuriously appointed en-suite shower room and dressing area, the second bedroom is further complimented by its own en-suite shower room, the third bedroom is also of ample size and the house bathroom is also luxuriously appointed with contemporary suite and freestanding shower.

The second floor has a further two bedrooms with one currently being used as an office/study. The driveway has parking for 3 cars and is adjacent to a large double garage with its own power and light.

LOCATION

1 Dingle Court is on the northern periphery of the village of Ranskill. Ranskill is a well-regarded village and is much sought after. It is well served and presently boasting convenience store, public house, primary school and recreation ground.

The village lies approximately 6 miles north of the market town of Retford and 4 miles south of Bawtry. As such, the property lies within comfortable commuting distance of Bawtry, Doncaster and South Yorkshire conurbation.

This area has excellent transport links with the A1M lying to the west from which the wider motorway network is available. King's Cross is available from Retford (and Doncaster) approx. 1 hour 30 minutes. Air travel is facilitated by conveniently located Doncaster Sheffield international airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave Retford northbound on the A638 signposted Bawtry. After approx. 5.5 miles enter Ranskill, proceed to turn right onto Mattersey Road from the traffic lights. Follow the road until the bend and Folly Nook Lane will be on the left with Dingle Court behind accessed immediately after turning in on the left hand side.

ACCOMMODATION

ENTRANCE HALL Intercom system to main electric gates, alarm system control panel, access on the right to

LIVING ROOM 11' x 18' (3.35m X 5.49m) With laminate flooring, gas fire & surround, radiator, skirting, coving, front facing double glazed windows, rear French doors to the garden



DINING ROOM 9' x 10' (2.74m x 3.05m) Accessed to the left on the entrance hall with laminate flooring, radiator, skirting, coving & front facing double glazed windows.

CLOAKROOM Low level wc with hand wash basin & pedestal, frosted double glazed window, tiled splashbacks and radiator.



BREAKFAST KITCHEN 16' x 14' (4.88m x 4.27m) with a range of wall and base units with complimenting worktop. There is integrated dishwasher, built in extractor fan, sink with drainer and mixer tap, space for a range cooker, fridge freezer. The kitchen is well lit with ceiling spotlights & double glazed windows to three sides and doors to the garden to the side and rear.



FIRST FLOOR

MASTER BEDROOM 12' x 11'11" (3.66m x 3.63m) with wall to wall built in wardrobes, large rear double glazed window, radiator, carpets & skirting with door to



EN-SUITE BATHROOM low level WC with hand wash basin & pedestal, bath, walk in double shower, shaving point, extractor fan, heated towel rail, spotlight ceiling, tiled flooring and tiles splashbacks.

BEDROOM TWO 11' x 11'10" (3.35m x 3.61m) with built in wardrobes, radiator, carpet, skirting, double glazed windows and door to



EN-SUITE SHOWER ROOM with shaving point, extractor, heated towel rail, WC, hand wash basin and pedestal double shower, tiled flooring, tiled splash backs

BEDROOM THREE 10' X 10' (3.05m x 3.05m) with built in wardrobes, carpet, skirting, radiator, coving and double glazed windows.

FAMILY BATHROOM with WC, hand wash basin and pedestal, double shower, bath, heated towel rail, extractor, shaving point, spotlights, double glazed window, tiled flooring and splashbacks.



SECOND FLOOR

BEDROOM FOUR 11'11 x 12' (3.63m x 3.66m) currently being used as an office/study with radiator, carpet, skirting, Velux window, double glazed window.



BEDROOM FIVE 13' x 12' (3.96m x 3.66m) with radiator, carpet, skirting, Velux window, double glazed window, hatch to roof recess.

OUTSIDE

The property is in a gated community fronted with a communal electric gate with intercom system, the block paved driveway leads immediately to 1 Dingle Court where there is a further block paved area providing parking for 3 cars with further parking to the double garage with electric doors, power and light. To the rear is an ample and well maintained garden with patio area that can be accessed via the kitchen or living room.



GENERAL REMARKS and STIPULATIONS

AGENTS Notes: There is a communal service charge that is approx. £20-£30 Per Annum. There is also a tree preservation order as well as other communal responsibilities to consider. 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: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are 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 specialise 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. Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

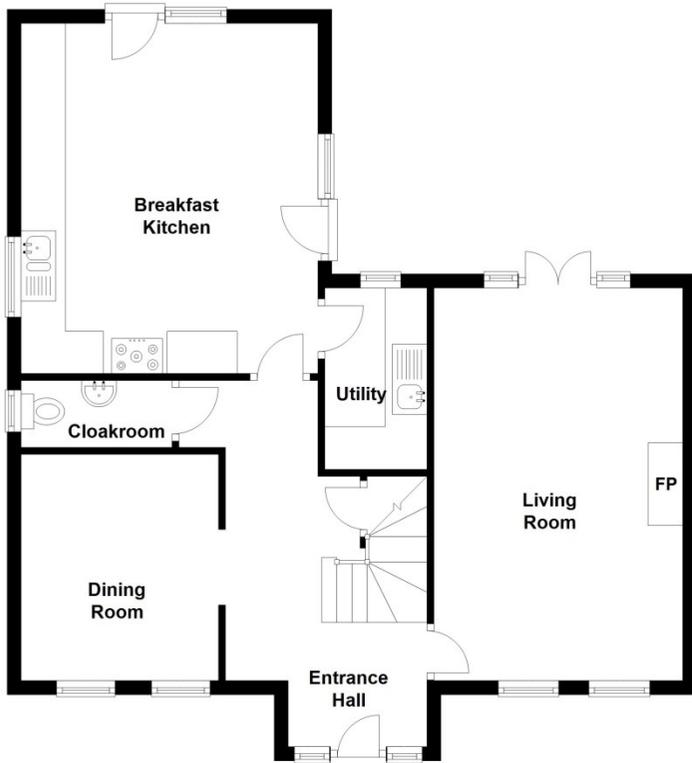
These particulars were prepared in November 2017.



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		73	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		72	73
		EU Directive 2002/91/EC	

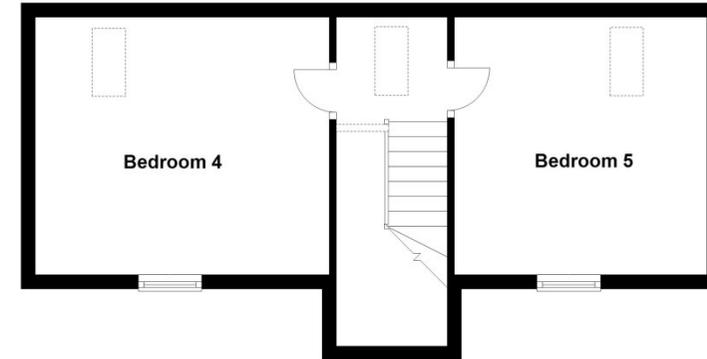
Ground Floor



First Floor



Second Floor



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