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Great North Road, Ranskill, Retford  
Guide Price £695,000 - £750,000

**STAMP DUTY PAID\***

## Greenway House Great North Road, Ranskill, Retford, DN22 8NJ

**STAMP DUTY PAID\* .....A CONTEMPORARY STYLED 6 BED DETACHED HOUSE / SPACIOUS TALL ROOMS OFFERING A HUGE 330m2/ 3552 sq ft/ BEAUTIFUL GARDENS WITH A COUNTRYSIDE BACKDROP / ELECTRIC GATES & ELECTRIC DOUBLE GARAGE / STUNNING ISLAND KITCHEN / VIEWING ESSENTIAL //**

NOW WITH STAMP DUTY PAID \* see conditions attached.....The house is finished to a high specification with a contemporary layout including grey framed PVC double glazing and bi-folding doors, underfloor heating with light grey stone coloured tiling throughout the ground floor and radiators on the upper floors, plus recently added 'green package' to include solar with battery storage and Tesla EV charge point. In brief the accommodation comprises: A large open hall with a feature full height window, a feature staircase and galleried landing, beautiful open plan living/ dining/ kitchen including a host of integrated appliances, utility room, large lounge with multi-fuel burner, separate sitting room/ office and a ground floor WC. On the first floor there are 4 large bedrooms, the principal bedroom has a large en-suite shower room, plus a sumptuous house bathroom. Second floor 2 double bedrooms and a shower room. Outside are lovely Westerley facing rear gardens, overlooking a horse paddock and farmland beyond, detached double garage with electric door and a secure electric gated driveway. Attractive village between Bawtry and Retford with access to a good range of village amenities.

### ACCOMMODATION

A modern grey composite double glazed door with a matching side screen leads into the beautiful open entrance hall.

### ENTRANCE HALL

The entrance hall creates a real statement, a wow factor, it has a full height feature window to the far end overlooking the garden and farmland beyond. There is a staircase leading to the first floor accommodation which opens onto a galleried landing, a tiled floor covering throughout, a deep cupboard which houses the pressurised hot water cylinder and the under floor heating controls etc.

### GROUND FLOOR W/C

This is fitted with a modern white suite comprising of a low flush W/C, a wash hand basin, a contemporary style radiator, a continuation of the tiled flooring, a PVC double glazed window and inset spotlighting to the ceiling.

### LOUNGE

18'10" x 16'10" (5.74m x 5.13m)

A beautiful, bright room with a feature open hearth fire incorporating a multi fuel burner, a large window wall with double glazed bi fold doors which open out onto the property's rear garden, underfloor heating, inset spotlighting to the ceiling and a door into the ground floor office.

### OFFICE/ SITTING ROOM

12'4" x 10'4" (3.76m x 3.15m)

Again, this could easily be a playroom, an additional reception room or a snug, it has two PVC double glazed windows to the

front elevation, tiled flooring and inset spotlighting to the ceiling.

### OPEN PLAN LIVING DINING KITCHEN

27'7" x 18'10" (8.41m x 5.74m)

The room dimensions hopefully convey the size of the room, it is a large open plan living space, flooded with light courtesy of a feature window wall incorporating double glazed bi-folding doors. The kitchen has a large breakfast island and is fitted with a range of modern high and low level units finished with a high gloss handleless cabinet door, a contrasting oak coloured work surface with a tiled splashback. Integrated Bosch appliances include a five ring induction hob with an extractor hood above, two matching ovens and a matching combination type microwave oven. The central island incorporates a 1 1/2 bowl resin sink unit with a Quooker boiling hot water tap, an integrated dishwasher and a continuation of the work surface which extends to provide a breakfast area. Finished with a continuation of the tiled flooring, inset spotlighting to the ceiling, two further PVC double glazed windows to the front, an exterior double glazed door.

### UTILITY ROOM

Fitted with matching cabinets and a work surface, a single drainer stainless steel sink unit, plumbing for an automatic washing machine, room for a tumble dryer etc and a tall in built larder style cupboard housing the gas fired boiler. PVC double glazed window, tiled flooring and ceiling light.

### FIRST FLOOR GALLERIED LANDING

This takes advantage of the view from the full height window which gives an outlook over the rear garden and open farm land beyond. There is a further PVC double glazed window to the front, a central heating radiator, inset spotlighting to the ceiling and doors to the bedrooms and bathroom.

### PRINCIPAL BEDROOM

19'10" x 13'9" (6.05m x 4.19m)

A stunning double bedroom, it's very large to say the least, it has double doors onto a juliette style balcony, a further PVC double glazed window, a range of fitted wardrobes, two central heating radiator and inset spotlighting to the ceiling.

### EN SUITE SHOWER ROOM

Beautifully finished with a very modern clean look, it has a white suite that comprises of a walk in shower with a rain fall style shower head and hand rinse, twin wash hand basins inset to vanity cabinets, a low flush W/C, 2 PVC double glazed windows and a vinyl floor covering.

### BEDROOM 2

18'10" x 15'4" max (5.74m x 4.67m max)

Again, a very large double bedroom, it has PVC double glazed double opening doors onto a juliette style balcony, two further PVC double glazed windows to the rear and side elevations, two central heating radiators and inset spotlighting to the ceiling.

### **BEDROOM 3**

13'7" x 12'10" (4.14m x 3.91m)

A lovely double bedroom, it has two PVC double glazed windows to the front, inset spotlighting to the ceiling and a central heating radiator.

### **BEDROOM 4**

12'0" max x 11'10" (3.66m max x 3.61m)

With two PVC double glazed windows to the front, a central heating radiator and inset spotlighting to the ceiling.

### **HOUSE BATHROOM**

Beautifully finished with a 'period styled' modern white suite, there is a slipper style bath with a central mixer tap and shower rinse including claw & ball feet, there is a traditional W/C, a wash basin inset to a vanity unit, tiling to the bathing and splashback areas, a vinyl floor covering, a period style radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

### **SECOND FLOOR LANDING**

This has a double glazed velux window to the rear, a central heating radiator and doors to remaining bedrooms and shower room.

### **BEDROOM 5**

19'6" x 16'3" (5.94m x 4.95m)

Presently set up as the cinema room, it is a very large room; there are four double glazed velux windows to the front and rear elevations, two central heating radiators and inset spotlighting to the ceiling.

### **BEDROOM 6**

16'6" x 16'3" (5.03m x 4.95m)

Currently used as a second office, this has four double glazed velux windows to the front and rear elevations plus a further PVC double glazed window to the side. There is inset spotlighting to the ceiling and two central heating radiators.

### **SHOWER ROOM**

Fitted with a contemporary white suite comprising of a walk in shower enclosure with a rainfall style shower head and hand rinse, a wash hand basin set onto a floating vanity cabinet and a low flush W/C. There is a double glazed velux window, a vinyl floor covering, a contemporary style chrome towel rail/ radiator, an extractor fan and inset spotlighting to the ceiling.

### **OUTSIDE**

The property stands on an attractive plot, the front is approached via a block paved driveway which provides car standing for at least 3 vehicles and leads to an electric gated

driveway (Tesla EV charge point) which continues through to a detached double brick garage.

### **DOUBLE BRICK GARAGE**

19'6" x 19'6" (5.94m x 5.94m)

With a remote electric door, a personnel side door, power and light laid on.

### **REAR GARDEN**

The rear garden enjoys a beautiful backdrop overlooking paddocks and fields, itself is nicely enclosed with fencing to the perimeters, there are several paved patio and sitting areas including a pergola to one corner and it is principally lawned with a raised flower beds and border.

### **AGENTS NOTES:**

TENURE - FREEHOLD.

STAMP DUTY PAID \* subject to a maximum seller contribution of £22,250 and legal completion on or before 31.03.2025. Please ask the agent for more details.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, anthracite exterior and white interior. Age of units 2020.

HEATING - Mains gas condensing type boiler and pressurised hot water cylinder system. Underfloor heating on the ground floor and conventional radiators on the upper floor. Age 2020

SOLAR PANELS - 16 x solar panels installed (5.92 KW) with 2x 2.6 KWh storage batteries installed 2021 with a 10yr insurance backed warranty. The system is owned, and the ownership will be transferred to the buyer.

SECURITY - Fitted with CCTV via 6 x cameras, providing full coverage of the property.

COUNCIL TAX - Band G.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights

estate agents.

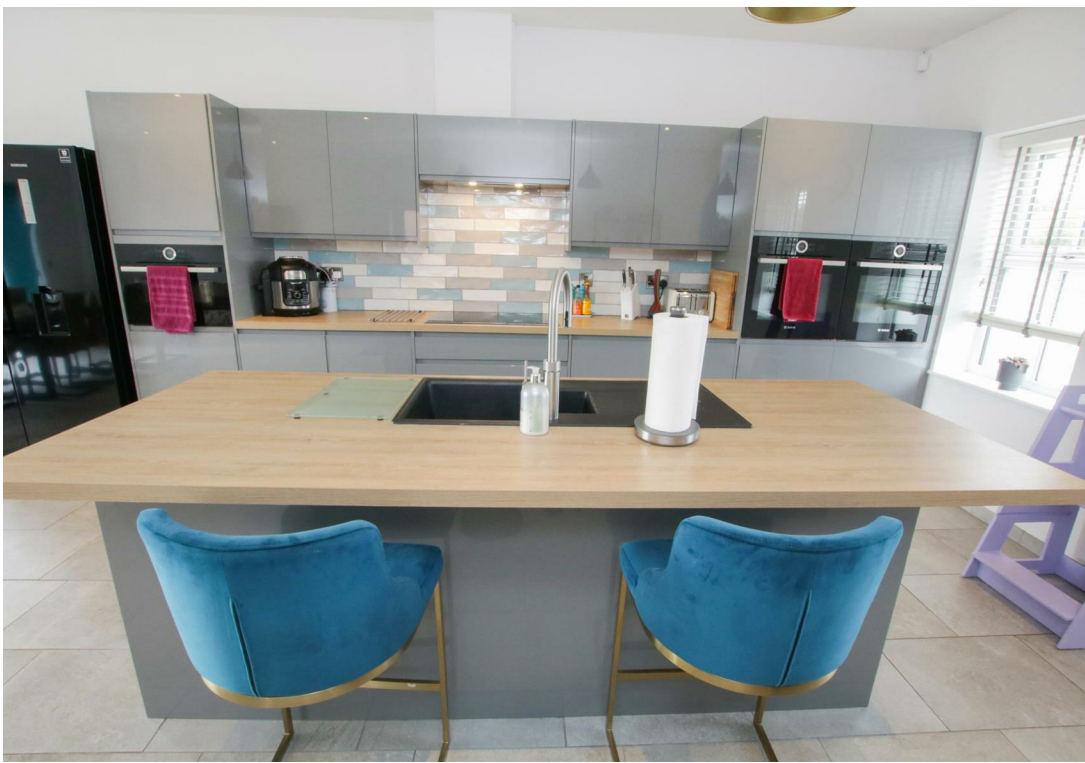
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

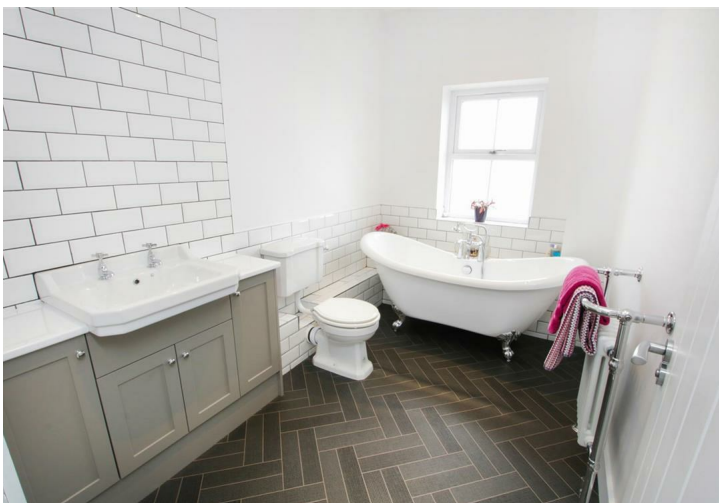
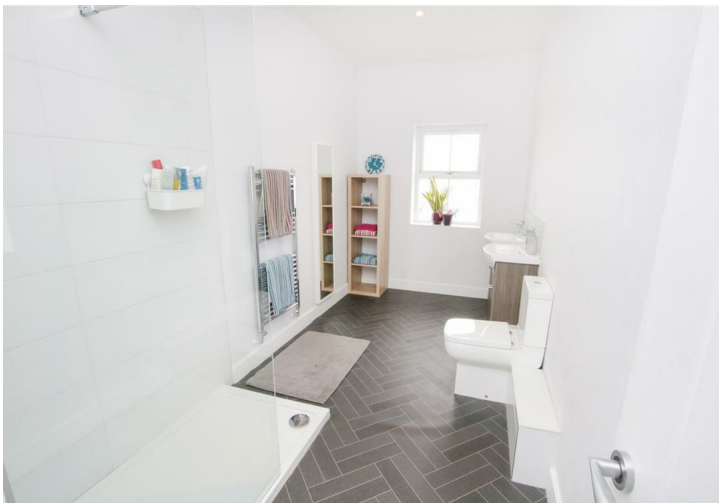
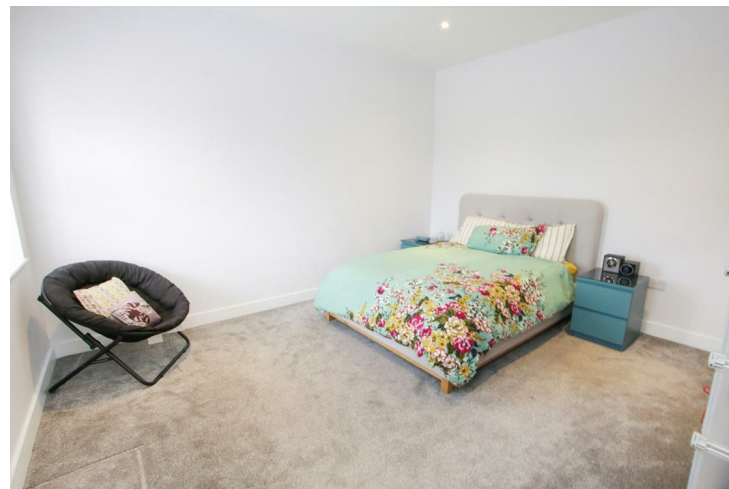
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

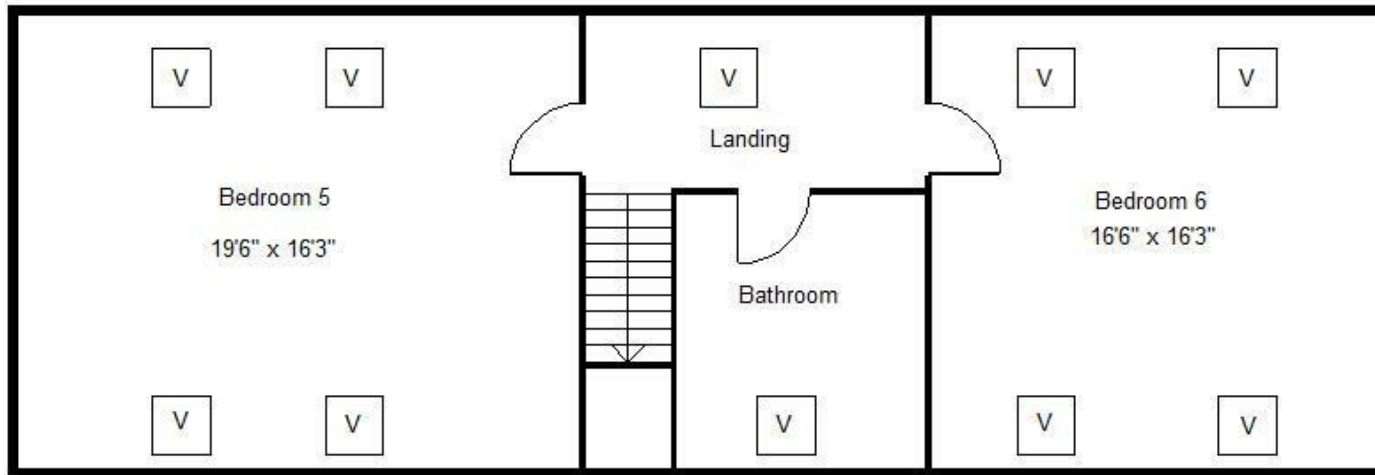
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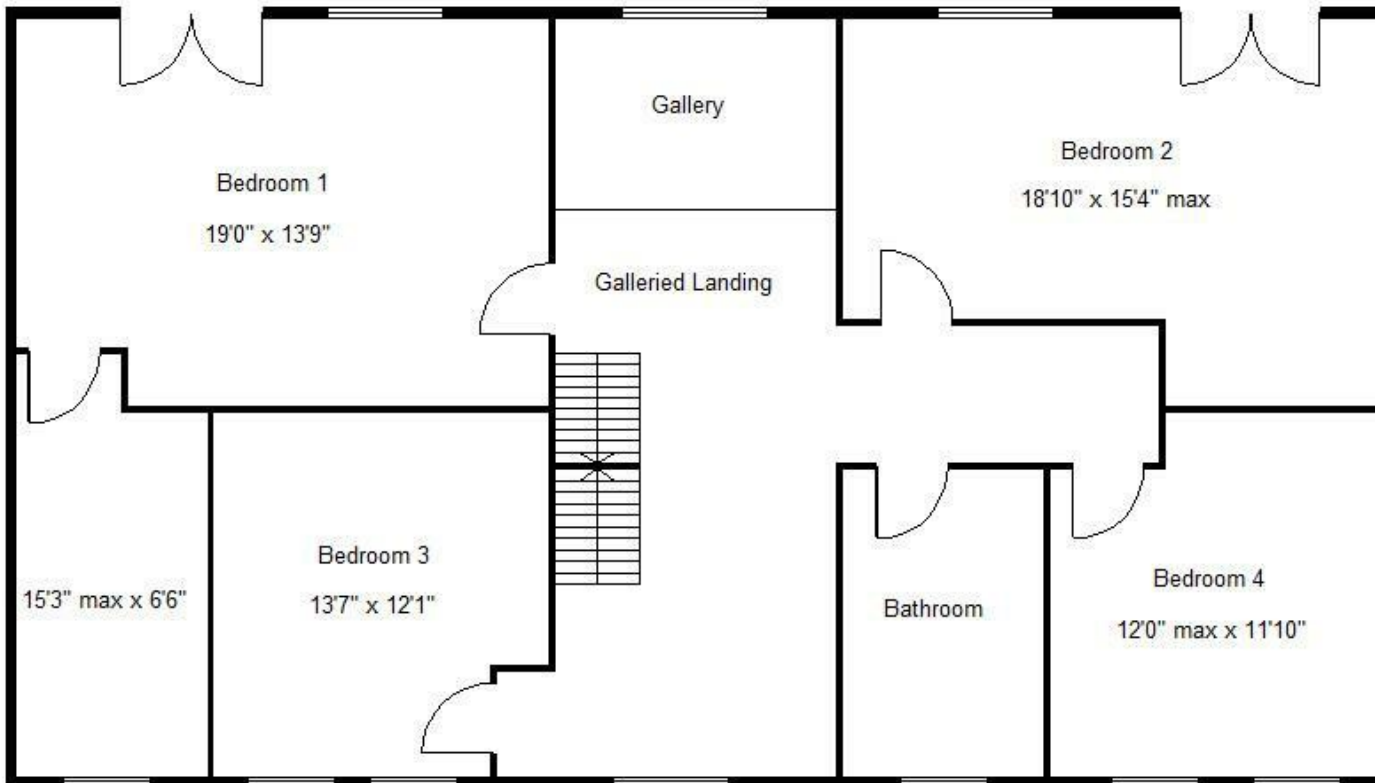
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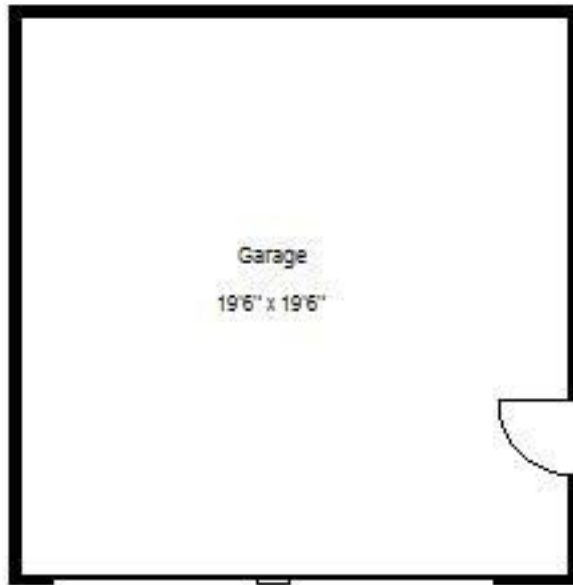


Second Floor  
Gross Internal Area 72.66 m<sup>2</sup>

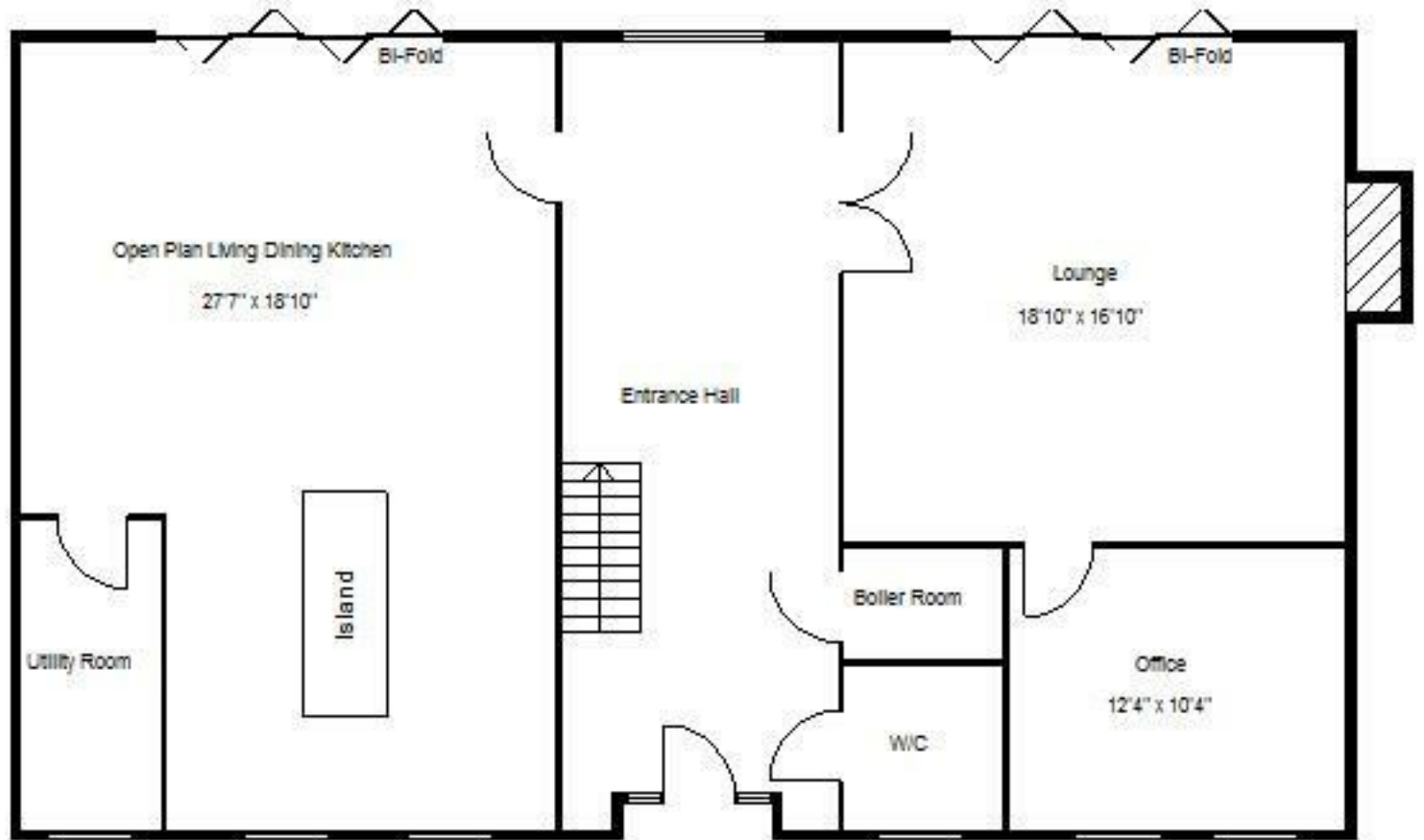


First Floor  
Gross Internal Area 123.75 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Gross Internal Area 35.28 m<sup>2</sup>



Ground Floor  
Gross Internal Area 123.75 m<sup>2</sup>

Total Gross Internal Area 355.44 m<sup>2</sup>

