



Alexander Jacob
estate agents & company



Old Blyth Road
Ranby, Retford

Offers in the Region of £419,000

Property & Estates Consulting
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Old Blyth Road Ranby, Retford

Extensive FOUR BEDROOM Detached Family Home

Property Overview

- THREE RECEPTION ROOMS
- Benefitting from a Brand New Grant Vortex Pro Boiler Installed in September 2024
- Contemporary Kitchen & Bathroom Suites
- Generous Driveway Catering for Multiple Vehicles



We are delighted to welcome this extensive FOUR BEDROOM detached family home to the market, enjoying a sheltered seating area overlooking Chesterfield Canal and open farmland beyond the rear boundary. Benefitting from a brand new Grant Vortex Pro boiler installed in September 2024, measuring an impressive 2012 sq ft. and set over three storeys, the beautifully presented living accommodation briefly comprises of welcoming entrance hall, lounge, dining room, garden room with cosy roof, contemporary kitchen, rear entrance hall, utility room, ground floor WC, first floor landing, master bedroom complete with shower room, three further bedrooms, a study or storage area adjacent to the fourth bedroom, and a modern family bathroom. Outside, parking is well catered for on a generous driveway, whilst fully enclosed lawns with well stocked flowerbed borders, a wrap around patio area, and an additional garden room equipped with power and lighting reside to the rear. Conveniently situated in the well served village of Ranby, ever popular for its practicality for commuting to areas further afield via the A1, the plot boasts close proximity to a bustling village pub, a village hall available to hire for a variety of events, and Ranby C of E Primary School, which has most recently achieved a good Ofsted rating. A short drive brings one into the historic Georgian market town of Retford, hosting a further wealth of everyday amenities, entertainment facilities, restaurants, bars and schools for all age groups. Early viewing is encouraged to fully appreciate the sizeable accommodation and peaceful canal side setting being offered for sale.

- Fully Enclosed Laid to Lawn Rear Garden with Well Stocked Flowerbed Borders, Wrap Around Patio Area & Additional Garden Room
- Overlooking Chesterfield Canal & Open Farmland to the Rear
- Conveniently Situated in the Well Served Village of Ranby
- Easy Access to Areas Further Afield via the A1
- Council Tax Band: D EPC Rating: E



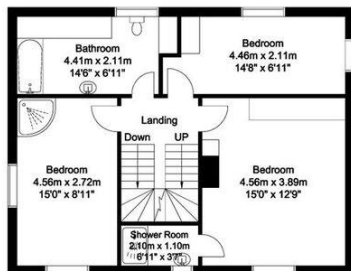
Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



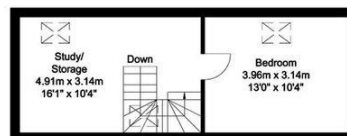
Ground Floor
99 sq m/1065.62 sq ft
Approx.



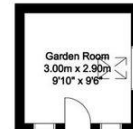
First Floor
60 sq m/645.83 sq ft
Approx.



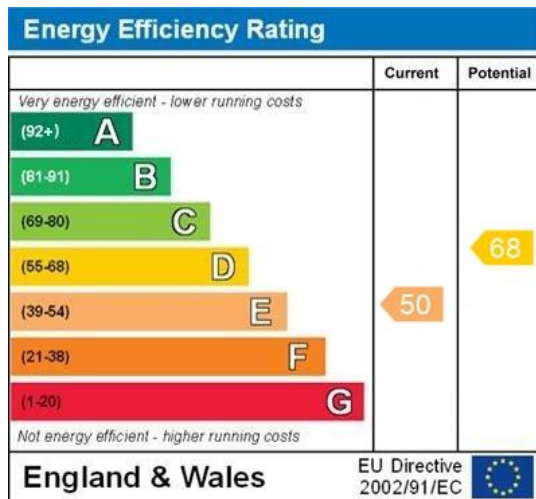
Second Floor
28 sq m/301.38 sq ft
Approx.



Outbuilding
9 sq m/96.87 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.