



13 RAMPER ROAD, SAUNDBY
£350,000

BROWN & CO

13 RAMPER ROAD, SAUNDBY, RETFORD, DN22 9EX

DESCRIPTION

An attractive detached 1930's family home with delightful original style features, good sized and well stocked rear garden plus ample parking and detached garage. The property provides a front aspect lounge, plus a good sized open plan kitchen living dining space also with a log burner then leading into a conservatory overlooking the attractive gardens.

LOCATION

Saundby is a small village within comfortable distance of Retford town centre providing comprehensive leisure, shopping and recreational facilities as well as a mainline railway station. The property is within the Queen Elizabeth grammar school catchment and Beckingham village is close by which has a small convenience store. There is good accessibility to the A1, A57 and the wider motorway network. Countryside walks and accessibility to the coast is within easy driving distance.

DIRECTIONS

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ACCOMMODATION

Part glazed composite door with stained glass and leaded light effect inserts leading into

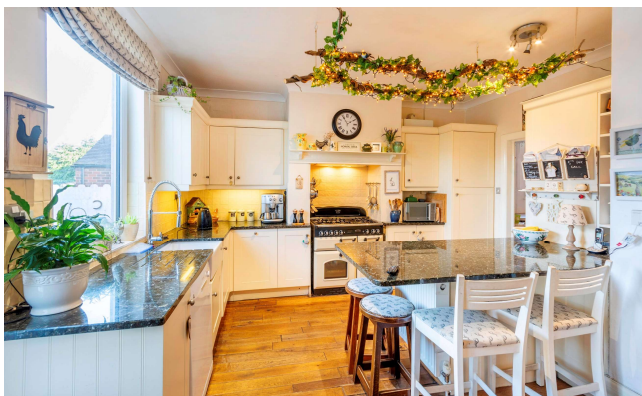
GOOD SIZED ENTRANCE HALL with Minton patterned tiled flooring, period style skirtings, dado rail, stairs to first floor landing with under stairs storage area and telephone point. Stripped wooden majority glazed door to

LOUNGE 16'2" x 12'10" (4.97m x 3.95m) front aspect double glazed bay window. Feature gas fire on raised slate hearth, laminate flooring, period style skirtings, TV point and central ceiling rose. Bifold small pane glazed doors leading into dining area and living area.



OPEN PLAN KITCHEN DINING LIVING ROOM 24'5" x 13'1" (7.48m x 3.98m)

Kitchen Area rear aspect double glazed window. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units. Inset Belfast sink with mixer tap, space and plumbing below for dishwasher. Quartz working surfaces with drainer. Recessed fireplace with space for range style cooker. Extractor, plate rack, partially tiled walled. Breakfast bar with additional cupboards and drawers and matching working surfaces. Stained oak flooring. Telephone point. Three quarter glazed door into the garden. Cupboard concealing gas fired central heating boiler. Spot lighting. Walk in **PANTRY/UTILITY ROOM** side aspect obscure glazed window, space and plumbing for washing machine and tumble dryer, wooden working surfaces, good range of shelving and light.



LIVING DINING ROOM recessed fireplace with fitted log burner on raised hearth. Oak flooring, period style skirtings, corning. Wall light points. Double glazed wooden door into



CONSERVATORY 13'5" x 12'4" (4.12m x 3.77m) brick base with glass roof. Double glazed windows and French doors into the garden. Ceramic tiled flooring, radiators.



WET ROOM high level Velux double glazed front aspect window. Circular sink with wooden cupboard below, low level wc. Electric shower. Slated tiled floor with drain. Ceramic tiled walls, extractor, recessed lighting.

FIRST FLOOR

GALLERY STYLE LANDING access to roof void. Period style skirtings, dado rail.

BEDROOM ONE 16'3" x 12'5" (4.98m x 3.80m) front aspect double glazed bay window with views to the garden and fields opposite. Stained wood flooring, period style skirtings, TV and telephone points.



BEDROOM TWO 14'2" x 12'10" (4.33m x 3.95m) rear aspect double glazed picture window with views overlooking the rear garden and fields to the rear. Period style skirtings, picture rail.



BEDROOM THREE 10'2" x 10'1" (3.11m x 3.08m) rear aspect double glazed picture window with views overlooking the rear garden and fields to the rear. Range of built in wardrobes with sliding doors and ample hanging and shelving space. TV point. Period style skirtings.



BEDROOM FOUR/STUDY 6'5" x 6' (1.98m x 1.83m) front aspect double glazed window with views to the garden and fields opposite. Part wood panelled walls, TV point, period style skirtings.

FAMILY BATHROOM 9'7" x 5'9" (2.95m x 1.81m) side aspect obscure double glazed window. Five piece white suite comprising roll topped free standing bath with claw feet and handheld mixer tap/shower attachment. Low level wc, bidet, pedestal hand basin, separate tile enclosed shower cubicle with electric shower, glazed screen, part tiled walls, spotlighting and chrome towel rail radiator, extractor. Built in shelved cupboard.



OUTSIDE

Good sized front garden which is fenced, walled and hedged to all sides. A good area of lawn with established shrub, borders and beds. Resin drive with parking for several vehicles. Double wooden gates giving access to block paved herringbone style patio with additional parking for cars/camper van and leads to the rear garden which is of a generous size. Brick built, pitched roof **DETACHED GARAGE** with metal up and over door, power and light. **TWO ATTACHED BRICK OUTBUILDINGS.**

The rear garden is a nice feature of the property and is hedged and fenced to all sides with a good area of lawn. Vegetable plot to the rear. Two timber sheds. Additional piece of garden which is abuts to the field behind. External water supply and lighting.

GENERAL REMARKS & STIPULATIONS

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 D.

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.

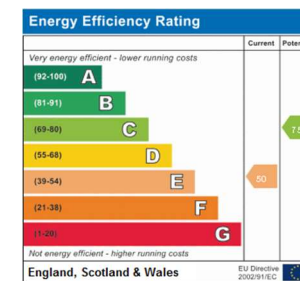
Viewing: Please contact the Retford office on 01777 709112.

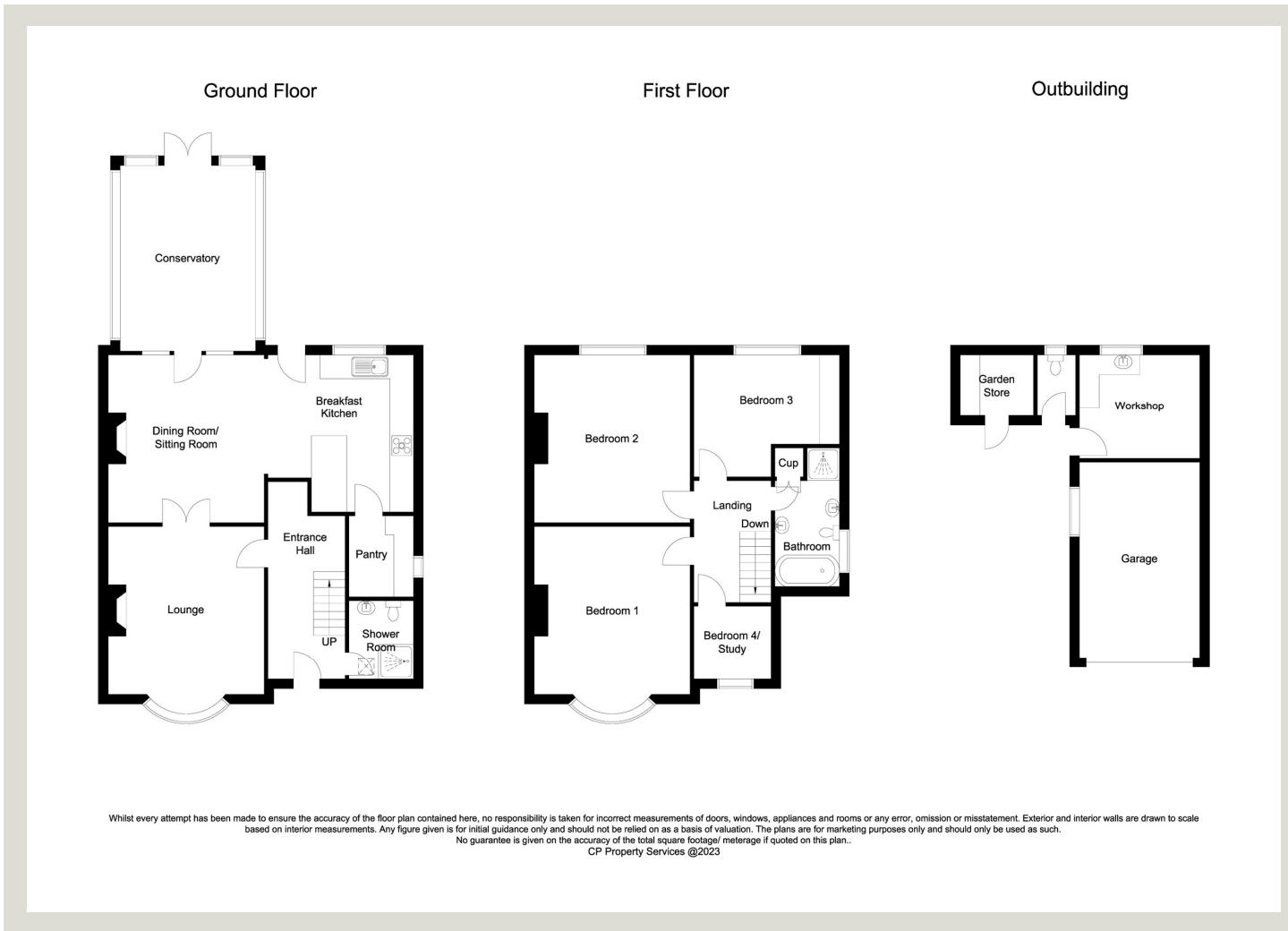
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being 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.

These particulars were prepared in November 2023.





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