



29 THE PASTURES RAMPTON

Well presented and upgraded 2 bedroom semi detached house with larger than average wrap around gardens, and an array of versatile garden buildings suitable for multi-functional uses often delivered by a third bedroom. Popular village with country walks immediately on hand. Oil fired central heating.

£179,000

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BROWN & CO

Property and Business Consultants

29 THE PASTURES, RAMPTON, RETFORD, DN22 0TD

LOCATION

The Pastures is a cul-de-sac situated on the edge of Rampton, lanes, footpaths and bridleways are immediately on hand to explore the surrounding countryside. This popular village presently boasts a public house and primary school, comprehensive facilities are available in nearby Tuxford and Retford. The A57 and A1 are nearby linking to the wider motorway network. Reford has direct rail service into London Kings Cross approx. 1 hour 30 minutes (less from Newark).

DIRECTIONS

what3words///silver.elsewhere.bought

ACCOMMODATION

ENTRANCE LOBBY with useful understairs storage cupboard.

LOUNGE 15'0" x 11'6" (4.55m x 3.52m) measured to rear of chimney breast but excluding staircase to first floor, front aspect.

DINING KITCHEN 11'6" x 9'0" (3.52m x 2.75m) refitted in contemporary style with high gloss grey units and marble effect work tops, contrasting green glazed tiled splashbacks. Integrated appliances of electric hob, oven and extractor. Plumbing for washing machine. Oil fired central heating boiler. Rear door to enclosed patio.

FIRST FLOOR

LANDING

BEDROOM ONE 11'6" x 9'0" (3.52m x 2.76m) front aspect.

BEDROOM TWO 11'6" x 9'0" (3.52m x 2.76m) measured to rear of built-in wardrobe and dressing table, rear aspect.

HOUSE BATHROOM panel bath with electric shower over, vanity basin with storage beneath, wc, good over stairs storage cupboard/airing cupboard.

OUTSIDE

Above average sized end plot with wrap around mature lawned gardens interspersed with trees and shrubs.

Enclosed patio to rear.

Gated twin track driveway for off road parking. The property features several useful garden buildings, suitable for

a variety of uses, studio, gym, home working, hobbies, etc and comprising:-

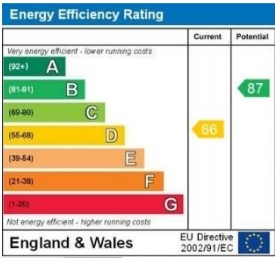
BRICK BUILT GARAGE/STORE

SUMMER HOUSE/HOME OFFICE 13'10" x 9'4" (4.22m x 2.85m) maximum dimensions.

STUDIO (completed but requiring finishing) with adjacent wood store.

GENERAL REMARKS & STIPULATIONS

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