



37 RAMPER ROAD, SAUNDBY
£395,000

BROWN & CO

37 RAMPER ROAD, SAUNDBY, RETFORD, DN22 9EX

DESCRIPTION

An attractive double fronted older style detached family home which has been extended to the rear to provide a great sized L-shaped living kitchen dining room and a large master bedroom suite on the first floor. There are two additional sitting rooms as well as two further double bedrooms. The property does retain many of the original features including polished wood floors, fireplaces and picture rails.

Externally the property sits on a very good sized plot at the end of Ramper Road in what would be classed as a semi-rural location with fields to the rear, front and side. There is ample off road parking as well as a detached double garage and a well established and well stocked rear garden.

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

What3words///poem.deleting.drift

ACCOMMODATION

Part glazed composite door into

ENTRANCE HALL with stairs to first floor landing, polished wood panelled door to

STUDY/PLAYROOM 15'6" x 12'10" (4.76m x 3.96m) measured to front aspect double glazed bay window and side aspect double glazed window both overlooking the fields. Polished wood

flooring, stained wood 1930's style fireplace with patterned tile and cast iron insert with raised deco style tiled hearth. Period skirtings, picture rail. Original style built-in floor to ceiling cupboard and drawers with ample storage. Wall light points.



SITTING ROOM 22'9" x 11'7" (6.99m x 3.57m) measured to front aspect double glazed window with views to the garden. Moulded skirtings, recessed brick fireplace with wooden mantle and fitted log burner on raised quarry tiled hearth. TV point.



KITCHEN DINING ROOM 24'4" x 19'0" (7.45m x 5.83m) maximum dimensions.

Kitchen Area double glazed windows to side and rear overlooking the garden and fields. An extensive range of cream coloured

shaker style base and wall mounted cupboard and drawer units incorporating glazed display cabinets. 1 ¼ enamel sink drainer unit with mixer tap, integrated dishwasher and fridge. Space for range style cooker, canopy above with wooden bressummer and support and extractor. Ample wood working surfaces, additional range of wall mounted cupboard and drawer unit with cupboard housing gas fired central heating boiler. Part tiled walls, recessed lighting. Opening to

Dining Living Area with rear aspect double glazed French doors leading into and overlooking the garden and matching side aspect window. Oak flooring throughout, wall light points.



UTILITY ROOM space and plumbing for washing machine and additional upright fridge freezer. Oak flooring.

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CLOAKROOM white low level wc, wall mounted hand basin with tiled splashback, oak flooring, strip light shaver socket. Extractor.

FIRST FLOOR LANDING rear aspect double glazed window. Period style skirtings, large **INNER HALLWAY** with double glazed window.

BEDROOM ONE 13'2" x 11'4" (4.02m x 3.47m) measured to front of full width range of built-in wardrobes with oak fronted sliding doors, ample hanging and shelving space and cupboards above. Two side aspect double glazed windows with views to the adjoining fields and distant countryside views. Door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. Large walk-in tile enclosed shower cubicle with mains fed shower and glazed screen. Low level wc, pedestal hand basin with tiled splashback. Extractor, recessed lighting, towel rail radiator.

BEDROOM TWO 13'5" x 12'10" (4.10m x 3.96m) dual aspect double glazed windows to front and side with views to the fields. Stained wood polished flooring. Period style skirtings, picture rail, period cast iron fireplace with tiled hearth.



BEDROOM THREE 12'4" x 9'8" (3.77m x 2.99m) minimum dimensions. Two front aspect double glazed windows overlooking the fields. Period style skirtings, arch to small dressing area with built-in over stairs cupboard.

FAMILY BATHROOM 8'10" x 8'9" (2.74m x 2.70m) side aspect obscure double glazed window. Recently refitted in 2018 and comprises four piece white suite with panel enclosed bath and contemporary mixer tap. Large walk-in glazed shower cubicle with mains fed shower, handheld attachment and raindrop shower head. Low level with concealed cistern. Inset hand basin with mixer tap. A good range of dove grey cupboards and storage below. Part tiled walls, contemporary radiator. Part tiled splashback, recessed lighting and extractor.



OUTSIDE

The front has a good area of lawn with well stocked and established shrub, flower beds and borders and with hedging to one side. Large block paved driveway providing parking for several vehicles. The driveway is screened with hedging and fencing to one side with adjoining fields.

BRICK BUILT DETACHED DOUBLE GARAGE 20'9" x 14'5" (6.38m x 4.42m) with metal up and over door, double glazed windows to side and rear, power and light.

The rear garden has a recently laid Indian stone paved patio with railway sleeper edging. The garden is one of the main features of the property and is fenced and high hedged to all sides. Large areas of lawn, well stocked and established shrub, flower beds and borders including some fruit trees. Additional paved patio for the evening sun and aluminium Victorian style greenhouse.

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.

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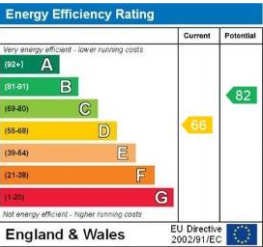
Viewing: Please contact the Retford office on 01777 709112.

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These particulars were prepared in April 2025.





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