



20 THE PASTURES RAMPTON

A very well presented two bedroom semi detached bungalow in this small and popular village. The property benefits from a well appointed modern kitchen as well as a front aspect living room. There is a modern shower room with good sized walk-in shower and garden room which feeds from the second bedroom. In addition, there is a manageable rear garden and two hard standing parking spaces to the front of the bungalow.

£150,000

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BROWN & CO

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20 THE PASTURES, RAMPTON, RETFORD,
DN22 0TD

LOCATION

Rampton is a popular village with a public house and good accessibility to both Tuxford and Retford, both providing more comprehensive facilities. Retford boasts a mainline railway station and the A57 and A1 are within comfortable distance linking to the wider motorway network. The village of Rampton is surrounded by open countryside and does provide some good walks.

DIRECTIONS

What3words:///pelt.ripples.gravitate

ACCOMMODATION

Half glazed UPVC door and side window leading into the

KITCHEN 11'9" x 7'9" (3.62m x 2.41m) front aspect double glazed window. An extensive range of cream coloured base and wall mounted cupboard and drawer units, 1¼ stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine. Space for free standing cooker and two further appliances. Ample working surfaces, small breakfast bar, part tiled walls, opening into

LOUNGE 16'10" x 9'7" (5.17m x 2.96m) front aspect double glazed oriel bay window with views to the front garden. Wall mounted feature log effect electric fire. TV aerial lead. Door to

INNER HALLWAY with built-in cupboard housing the wall mounted gas fired central heating boiler.

BEDROOM ONE 12'0" x 9'7" (3.66m x 2.96m) rear aspect double glazed window. Telephone point.

BEDROOM TWO 8'8" x 8'0" (2.68m x 2.44m) rear aspect small paned door leading into the

GARDEN ROOM 8'7" x 5'4" (2.65m x 1.64m) brick base with double glazed windows and UPVC ceiling. Double glazed door into the rear garden.

SHOWER ROOM 7'8" x 4'7" (2.37m x 1.42m) side aspect obscure double glazed window. Full width walk-in shower with aqua board surround, mains fed shower attachment, pedestal hand basin, low level wc. Part tiled walls, UPVC clad ceiling, wall mounted mirror.

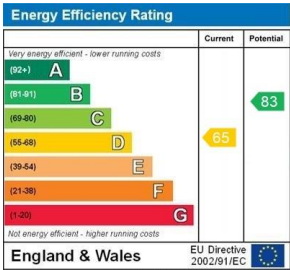
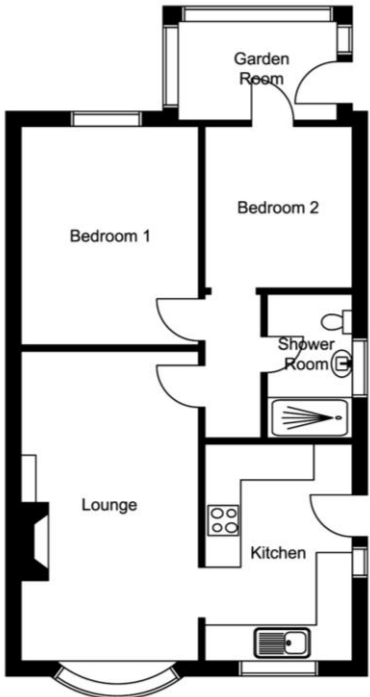
OUTSIDE

The front is fenced to all sides with a low maintenance front garden, some shrubs with paved and pebbled hard standing for two vehicles. Path to the side giving pedestrian access to the rear by way of two metal gates.

The rear garden is fenced to all sides. A good sized paved patio with Astro turf surround, additional raised patio leading to two timber sheds. Covered pagoda and wooden fencing housing the gas bottles for the heating and cooking.

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 A.
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 finalizing 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.
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.
These particulars were prepared in August 2025.



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