



6 THE PASTURES, RAMPTON

A nicely presented three bedroom detached family home in this favoured village location with a local pub. There is a staggered lounge/dining room, plus a modern kitchen and shower room. Ample off road parking, garage and nice sized garden. NO ONWARD CHAIN

£219,000 Freehold

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BROWN & CO

Property and Business Consultants

ADDRESS

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. Retford has direct rail service into London Kings Cross approx. 1 hour 30 minutes (less from Newark).

DIRECTIONS

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ACCOMMODATION

Obscure double glazed door to hall with stairs to first floor landing, laminate flooring, BT point and door to

LOUNGE 14'4" x 10'52" (4.39m x 3.21m) front aspect double glazed picture window. Painted fire surround with electric fire on raised quarry tiled hearth, TV aerial lead, wall light point, opening to

DINING ROOM 14'6" x 6'7" (4.45m x 2.03m) rear aspect double glazed French doors into the garden, door to

KITCHEN 10'6" x 7'1" (3.24m x 2.15m) rear aspect obscure double glazed door to garden. Side aspect double glazed window. A good range of white high gloss coloured base and wall mounted cupboard and drawer units. Single stainless steel sink/drainer unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer. Fitted electric oven with four ring electric hob above and stainless steel canopy over. Pat tiled walls.

FIRST FLOOR gallery style landing with side aspect double glazed window, over stairs storage cupboard, doors to

BEDROOM ONE 14'1" x 7'7" (4.30m x 2.36m) rear aspect double glazed picture window, TV aerial lead

BEDROOM TWO 11'1" x 7'8" (3.37m x 2.39m) front aspect double glazed picture window, BT point

BEDROOM THREE 6'7" x 5'6" (2.04m x 1.70m) front aspect double glazed window.

SHOWER ROOM 7'8" x 3'4" (2.38m x 1.04m) side aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen with electric shower and tiled surround. Vanity unit with inset sink, mixer tap and cupboards below, low level WC, tiled walls, electric towel rail/radiator, access to roof void.

OUTSIDE

The front garden is hedged to all sides, path not the front door. Good area of lawn with established shrubs. Long driveway with space for 2/3 vehicles. Gate to

Rear garden with additional parking, timber shed and external encased oil fired central heating boiler. Fenced to all sides, patio area with light and water supply. Lawned area with established shrubs and 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 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.

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.

These particulars were prepared in September 2025.



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