



## 4 Harvest Square

Rampton, Retford, DN22 0GG

**£325,000**



THREE BEDROOM DETACHED BUNGALOW - BUILT IN 2021 - SECURE GATED DEVELOPMENT - IMMACULATEDLY PRESENTED - EN-SUITE AND MAIN FAMILY BATHROOM - ENCLOSED REAR GARDEN WITH FIELD VIEWS - TWO ALLOCATED PARKING SPACES - EPC C



## Description

This immaculately presented bungalow is situated on Harvest Square, a unique gated development located on the edge of the village of Rampton. Rampton Village offers a children's Primary School, a post office and popular village pub. The bustling market town of Retford is easily accessible via Grove Road, hosting a wealth of amenities, recreational facilities, bars, restaurants and schools for all age groups

Internally, this unique home offers a spacious living room with double glazed picture windows to the front aspect allowing an abundance of natural light and double doors leading into the dining room area. The kitchen diner contains fully integral appliances and double glazed, bi-folding doors leading out to the rear garden. The master bedroom also features bi folding doors to the rear garden and an en-suite shower room. There are two further double bedrooms, one of which is currently being utilised as a 'snug' area. The main family bathroom includes a bath with overhead rainfall shower, toilet and hand wash basin. The property also benefits from inverter air conditioning units in the living room, kitchen diner, master bedroom and snug as well as fully owned solar panels.

Externally, this home offers a large rear garden which is mostly laid to lawn with a long patio area. There are open field views to the rear garden and a side gate allowing access to the front of the property. To the front of the property, there are two allocated parking spaces with a pathway leading to the front entrance door.

Viewings are advised for this property to appreciate the spacious yet homely feel the bungalow has to offer.

**Living Room 16'3" x 13'7" (4.97 x 4.16)**

**Kitchen Diner 20'1" x 10'9" (6.14 x 3.30)**

**Master Bedroom 12'9" x 11'0" (3.91 x 3.36)**

**En-Suite 4'0" x 10'5" (1.24 x 3.20)**

**Bedroom Two 12'7" x 9'9" (3.86 x 2.99)**

**Bedroom Three 9'1" x 13'7" (2.79 x 4.15)**

**Bathroom 7'0" x 10'4" (2.15 x 3.15)**

## General Remarks & Stipulations

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band D.

**Services:** Mains water and electricity with electric central heating system. The owners contribute a communal charge of £20 per month for maintenance to cover private access via electric gates, communal garden areas etc.

**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.

**Money Laundering Regulations:** In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

**General:** Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

