



17 Ramper Road, Sandby, DN22
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£280,000

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Nestled on Ramper Road in Retford, this spacious three-bedroom detached property offers versatile living accommodation. The ground floor features a welcoming entrance hallway leading to a generous lounge diner, complete with a multi-fuel stove and sliding patio doors to the rear garden. The well-equipped kitchen boasts an island unit and integrated appliances, along with a door providing access to the side. A downstairs WC adds practicality. Upstairs, there are four bedrooms, including a nursery, and a modern bathroom with a walk-in shower. The extensive and private rear garden is a true highlight, featuring a long lawn, a patio seating area, two hard standings with sheds, a greenhouse, and access to the rear garage.





Porch

Double glazed double doors with tiled flooring.

Entrance Hallway

Double glazed obscure glass door with obscure double glazed sidelights, wooden floor throughout, single panel radiator, double glazed window to the right aspect with obscure glass, storage cupboard, and under stairs small storage cupboard.



Lounge Dining Room 7.38m x 3.99m (24'2" x 13'1")

Sliding patio door to the rear aspect, carpeted throughout, window to the front aspect, fireplace and multi-fuel stove, TV point, two double panel radiators close to both aspects.

Kitchen 5.41m x 2.85m (17'8" x 9'5")

Wall and floor-mounted units with full ring gas hob (Hotpoint), extractor hood, bowl-and-a-quarter sink with drainer and mixer tap, double glazed window to the rear aspect, door leading to the right aspect with double glazed glass, double glazed window to the right aspect, single panel radiator, space for freestanding fridge freezer, island with stain-effect worktop, tiled flooring throughout, space and plumbing for washing machine, double integrated oven (Hotpoint).



Downstairs WC

Dual flush WC, double glazed obscured glass window, and wall-mounted wash hand basin. Worcester wall mounted gas boiler.

Bedroom One 3.66m x 3.25m (12'0" x 10'8")

Double glazed window to the rear aspect, single panel radiator, fitted storage, carpeted throughout, and TV point.

Bedroom Two 3.66m x 3.45m (12'0" x 11'4")

Double glazed window to the front aspect, single panel radiator, carpeted throughout, with ample floor-to-ceiling fitted storage.

Bedroom Three 2.02m x 1.81m (6'7" x 5'11")

Double glazed window to the front aspect, single panel radiator, carpet throughout.

Cupboard 1.81m x 1.4m (5'11" x 4'7")

Dressing Room 2.76m x 1.4m (9'1" x 4'7")

Fitted storage, double glazed window to the left aspect, and single panel radiator.



Shower Room 2.34m x 2.23m (7'8" x 7'4")

Double panel radiator, wall-mounted heated towel rail, double glazed obscure glass window to the rear aspect, wash hand basin with vanity unit, dual flush WC, walk-in shower with wall-mounted shower controls and showerhead.

Rear Garden

Long lawn which is private and enclosed, with a path running centrally to a patio seating area and two hard standings for wooden sheds and a glass greenhouse. Rear allotment-style space to the back and garage to the rear also.

Garage 4.05m x 2.57m (13'4" x 8'5")

With power and lighting, a fuse box for the rear garden, large shed

Disclaimer

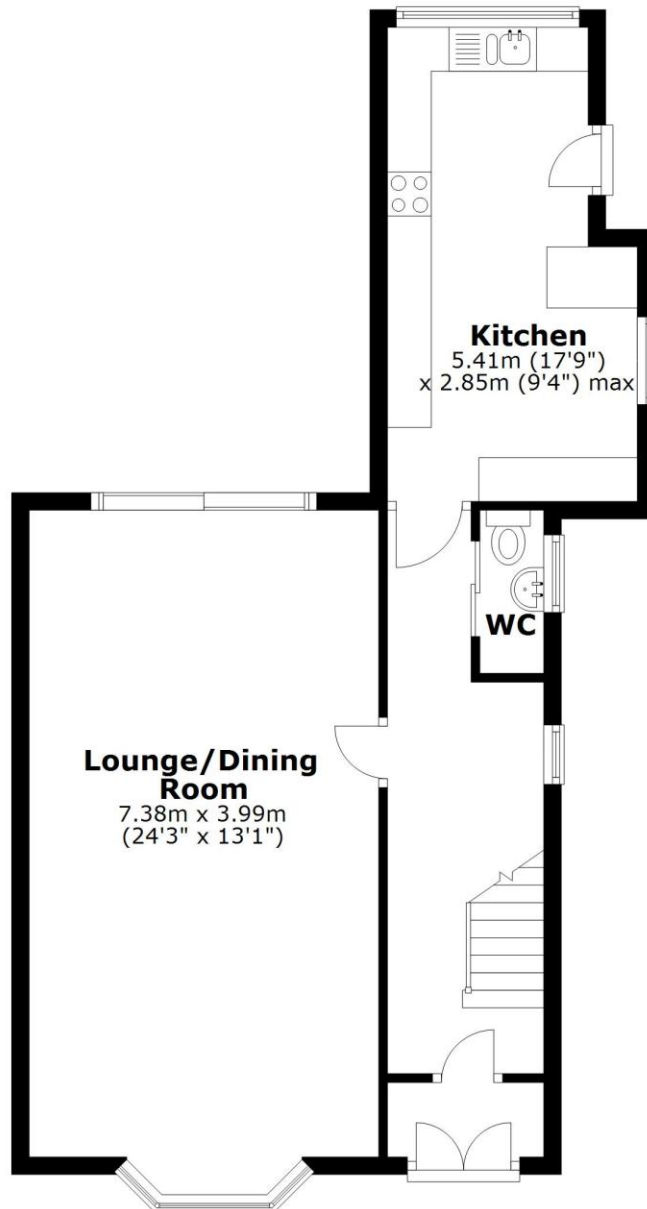
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Services

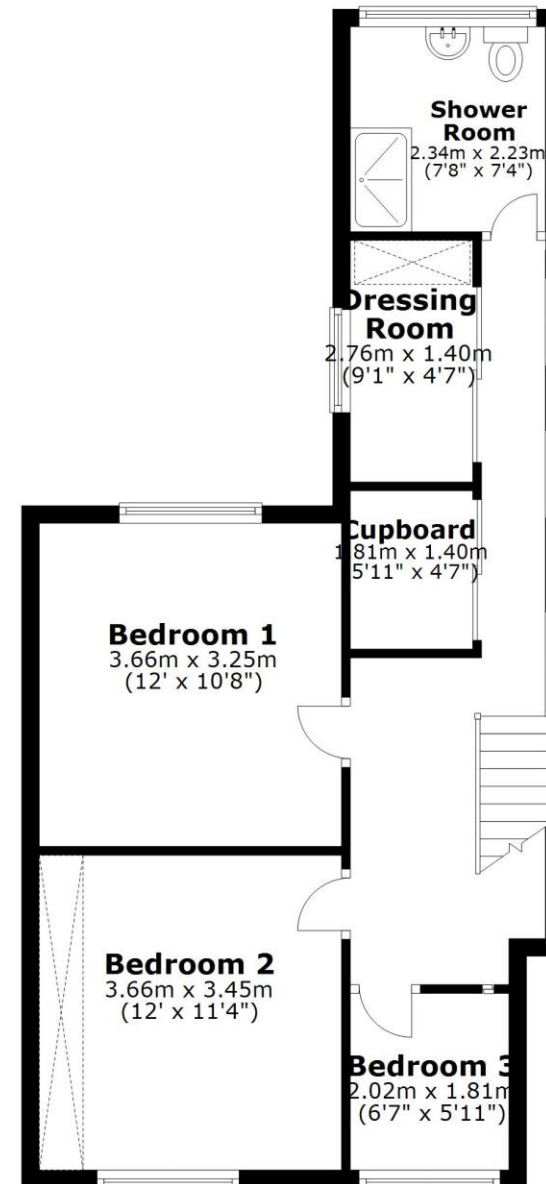
Ground Floor

Approx. 58.0 sq. metres (624.8 sq. feet)

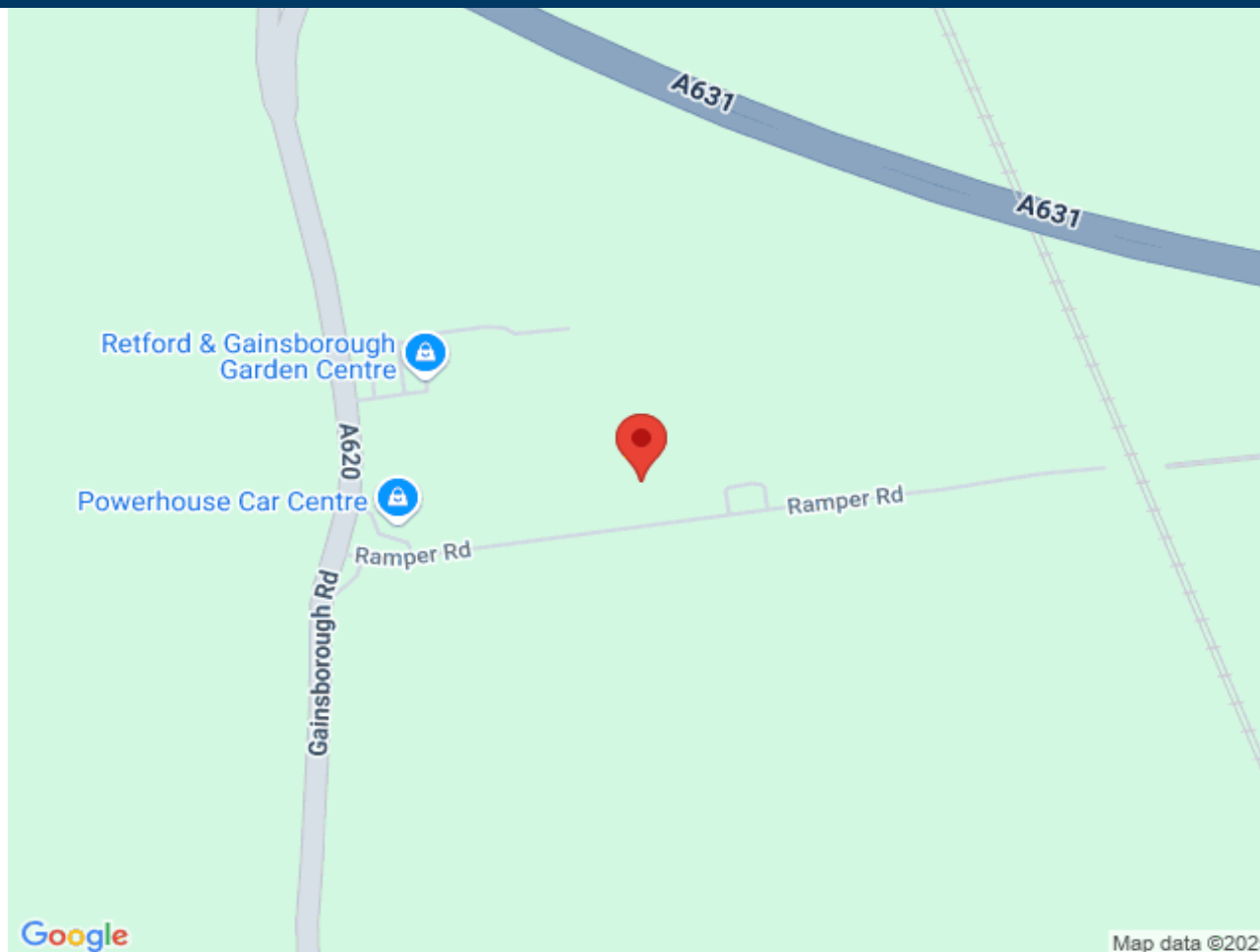


First Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 112.6 sq. metres (1212.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		