

HUNTERS[®]

HERE TO GET *you* THERE



Ramper Road

Saundby, Retford, DN22 9EX

Asking Price £375,000



Council Tax: D



35 Ramper Road

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ACCOMMODATION

uPVC double glazed entrance door leading into:

CONSERVATORY

12'3" x 9'2" (3.75m x 2.80m)

Constructed on a low level brick wall with uPVC double glazed frame, pitch roof and radiator. Glazed wooden doorway gives access into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and doors giving access to:

L SHAPED LOUNGE

22'0" x 13'10" to maximum dimensions (6.72m x 4.22m to maximum dimensions)

uPVC double glazed window to the front, side and rear elevations, two radiators, coving to ceiling and stone fireplace with open fronted gas fire, fitted base units and shelving into alcove.

DINING ROOM

13'9" x 13'9" to maximum dimensions (4.21m x 4.21m to maximum dimensions)

uPVC double glazed windows to the front and side elevations, coving to ceiling, two radiators and opening into:

KITCHEN

11'10" x 10'0" (3.62m x 3.07m)

uPVC double glazed window and entrance door to the rear elevation, wood finished fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer, integrated double oven, five ring gas hob with extractor over, space for low level appliance, radiator and inset spotlights to ceiling. Sliding door gives access to:

UTILITY/W.C.

5'5" x 5'8" (1.66m x 1.75m)

Wooden double glazed window to the rear elevation, fitted base and wall units, low level w.c., hand basin with tiled splashback.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, coving to ceiling and doors giving access to:

MASTER BEDROOM

13'10" x 11'2" (4.23m x 3.42m)

uPVC double glazed window to the front elevation, wardrobes, radiator and coving to ceiling.

BEDROOM TWO

13'0" x 11'2" (3.98m x 3.42m)

uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe, coving to ceiling.

BEDROOM THREE

13'10" x 10'3" (4.23m x 3.14m)

uPVC double glazed window to the front elevation, wardrobe, radiator and coving to ceiling.

FAMILY BATHROOM

9'11" x 5'8" (3.04m x 1.74m)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath, tiled walls, radiator, heated towel rail, loft access and coving to ceiling.

SHOWER ROOM

6'11" x 5'7" (2.13m x 1.72m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin and shower cubicle, tiled walls, radiator and loft access.

Tel: 01427 616118

EXTERNALLY

To the front the mature garden is mainly set to lawn with planted borders having a variety of flowering plants, shrubs, bushes and a variety of fruiting trees, block paved driveway allows off road parking for multiple vehicles and leads to the brick built detached Garage and workshop with light and power and carport to the side. Attached to the property to the rear is an outbuilding/wash house housing the boiler and has water supply. The extended enclosed rear garden is well maintained mainly set to lawn with mature borders, greenhouse and field views to the rear.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

TENURE - Freehold

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks

before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



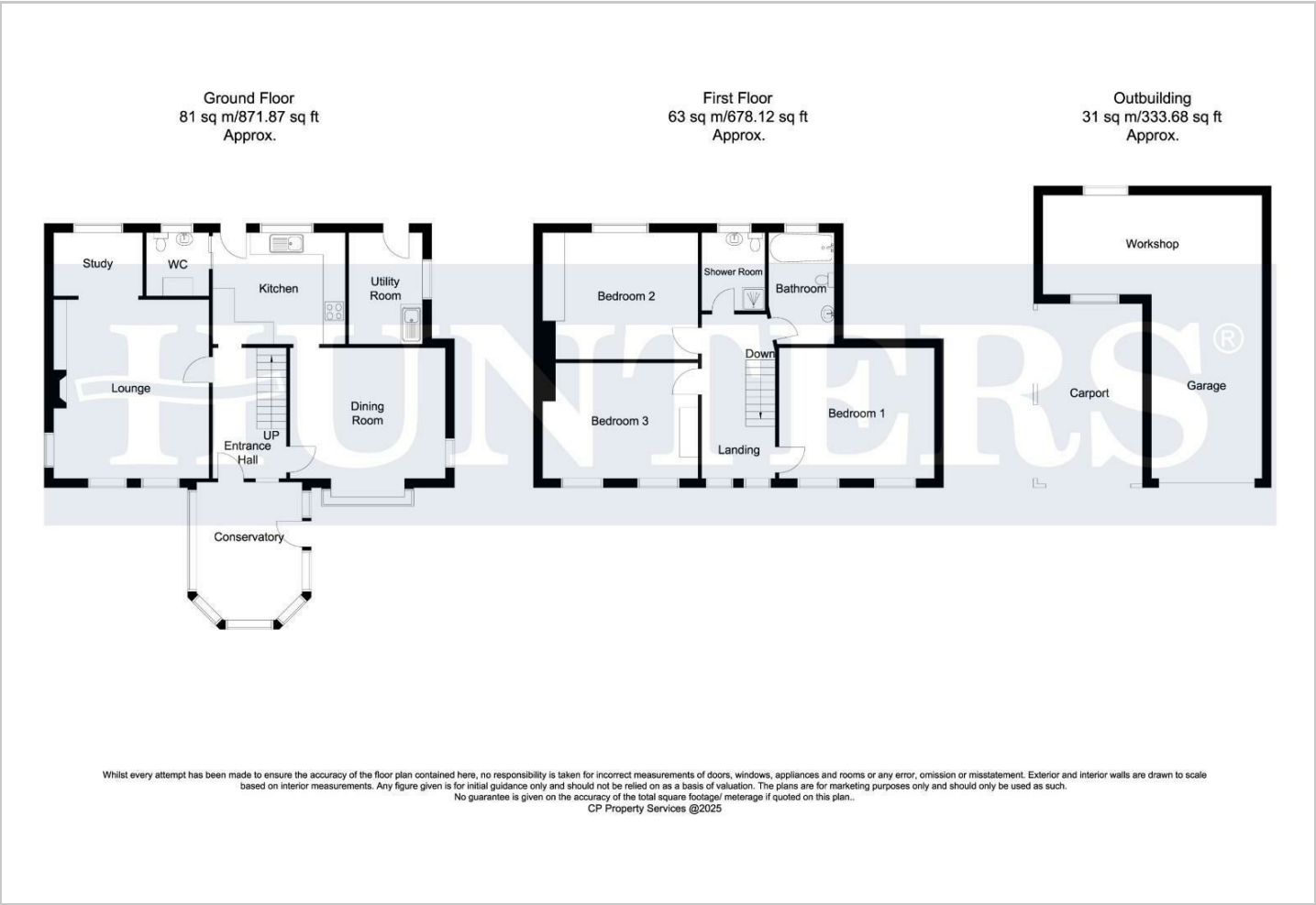
Hybrid Map



Terrain Map



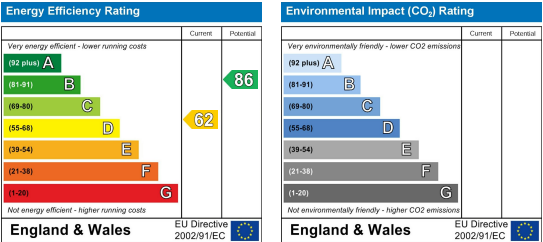
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.