



 **NEWTON
FALLOWELL**

5 Orchard Drive, Rampton
£250,000

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5 Orchard Drive

Rampton, Retford

This three bedroom (one functions as dining room) bungalow offers a spacious lounge, family bathroom, large conservatory, detached garage, electric heating, and a private garden. EPC rating TBC.

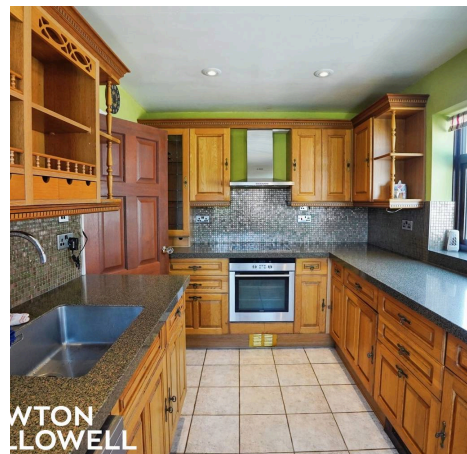
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached bungalow
- Private driveway
- Garage
- Modern kitchen
- Conservatory
- Spacious garden
- Patio area
- Solar panels (energy efficient)
- Modern walk-in shower
- Fireplace
- NO UPWARD CHAIN
- QUIET VILLAGE LOCATION
- SPACIOUS LOUNGE
- ORIGINALLY THREE BEDROOMS WITH ONE BEDROOM CONVERTED TO DINING ROOM
- FAMILY BATHROOM
- LARGE CONSERVATORY
- DETACHED GARAGE AND DRIVEWAY





Entrance Porchway

Double-glazed sliding doors leading to a UPVC door with a double-glazed, obscured glass side light.

Entrance Hallway

Featuring wooden flooring and two wall-mounted electric radiators. Provides access to all main living accommodation.

Lounge

19' 2" x 10' 11" (5.83m x 3.32m)

A spacious lounge featuring a large, double-glazed curved bay window. Includes a fireplace with a surround, wall-mounted electric radiators, and a TV point.

Kitchen

12' 11" x 8' 0" (3.94m x 2.43m)

Fitted with a range of wall and base-mounted cupboards. Features a sink with a mixer tap, an integrated fridge-freezer, an integrated electric fan-assisted oven, an electric hob, and an extractor hood. Plumbing and space for a narrow dishwasher and a freestanding washing machine. Double-glazed UPVC door and double-glazed windows to the rear aspect, with an additional double-glazed window to the side aspect.

Bathroom

8' 11" x 7' 11" (2.71m x 2.42m)

Equipped with a curved quadrant shower cubicle with a wall-mounted electric shower unit and showerhead. Low-level flush WC and a wash hand basin on a pedestal with a mixer tap. Features double-glazed obscured windows, a wall-mounted heater, fully tiled walls, and a storage cupboard. Offers access to the loft space.

Conservatory

11' 9" x 10' 2" (3.57m x 3.10m)

Double-glazed on three sides with double doors leading out to the patio.

Bedroom 2

10' 4" x 10' 2" (3.16m x 3.09m)

Features a fitted wardrobe, a double-glazed window to the rear aspect, and a wall-mounted electric heater.



Bedroom 1



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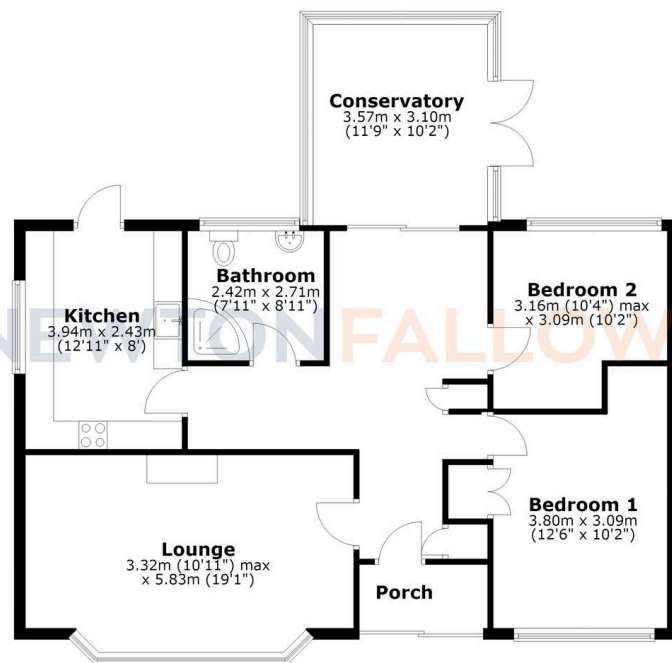
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Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)



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