



5 Orchard Drive, Rampton, DN22
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£250,000



KEY FEATURES

- NO UPWARD CHAIN
- QUIET VILLAGE LOCATION
- SPACIOUS LOUNGE
- ORIGINALLY THREE BEDROOMS WITH ONE BEDROOM CONVERTED TO DINING ROOM
- FAMILY BATHROOM
- LARGE CONSERVATORY
- EPC RATING 'TBC'
- FREEHOLD





This well-presented bungalow, located in the quiet village of Rampton, Nottinghamshire, offers a considered blend of comfort and practicality. With two generously sized bedrooms (with the third converted into a dining room) and a spacious family bathroom, the property is arranged to provide both privacy and convenience for its occupants. The expansive lounge is a notable feature, delivering a welcoming environment that is ideal for both relaxation and entertaining. Adjoining the lounge is a large conservatory, which brings an abundance of natural light into the home and offers views over the private garden, making the space versatile for seasonal enjoyment.

allowing for a potentially straightforward transaction process. The tenure is freehold, providing added security and flexibility for future owners. The property's EPC rating is to be confirmed.

Local area

Rampton is a noted village in Nottinghamshire, recognised for its peaceful atmosphere and rural charm. The area provides a quiet residential setting while maintaining accessibility to essential amenities and nearby towns. Residents can enjoy the tranquillity of village living while benefiting from a sense of community and proximity to local green spaces.



The property benefits from a detached garage (that can fit two cars) and a driveway, ensuring secure off-street parking and additional storage. In addition, there is a lean-to that runs the full length of the garage providing a space to use as a workshop. The private garden is thoughtfully enclosed, providing a peaceful outdoor area suitable for a range of activities or simply to enjoy the tranquillity of the surroundings. The electric heating system delivers consistent comfort throughout the year and supports the efficiency of the property. The property is also powered by lease free solar panels. The bungalow is offered for sale with no upward chain,

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 5.83m x 3.32m (19'1" x 10'11")

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



**NEWTON
FALLOWELL**



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.

Conservatory 3.57m x 3.1m (11'8" x 10'2")

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

Bedroom One 3.8m x 3.09m (12'6" x 10'1")

A comfortable bedroom with a double-glazed window to the front aspect.

Features fitted wardrobes, a wall-mounted electric radiator, and a TV point.

Bedroom Two 3.16m x 3.09m (10'5" x 10'1")

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

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

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.



Externally

Rear Garden: A private and enclosed garden featuring a well-maintained lawn area, neat borders, and a patio. Includes a garden pond.

Side Access: Secure access down the left aspect of the property.

Garage & Outbuildings: Attached garage with power and lighting, plus a small lean-to ideally suited for use as a greenhouse.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

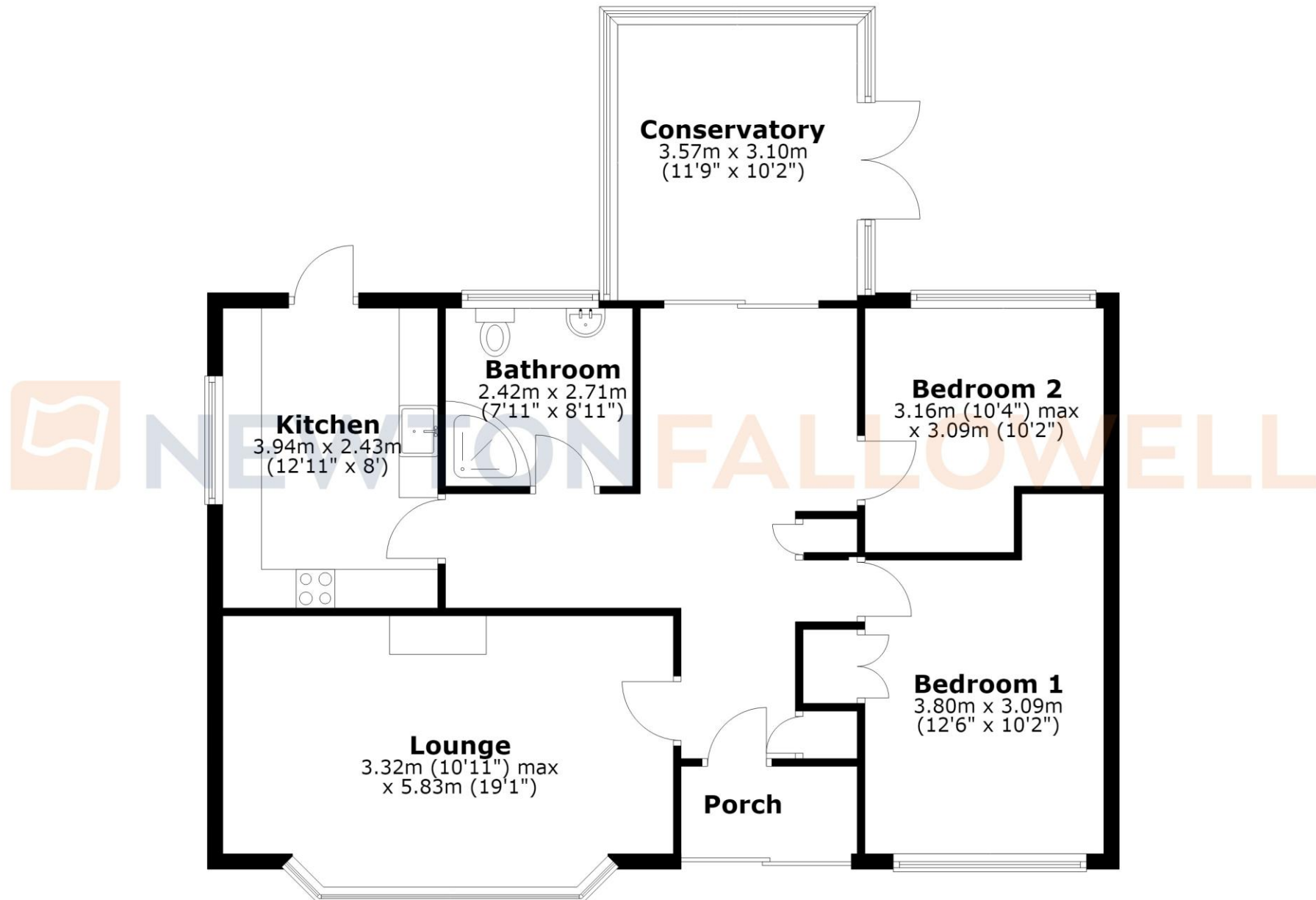
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.





Ground Floor

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



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

