

# BURGIN ATKINSON

& C O M P A N Y

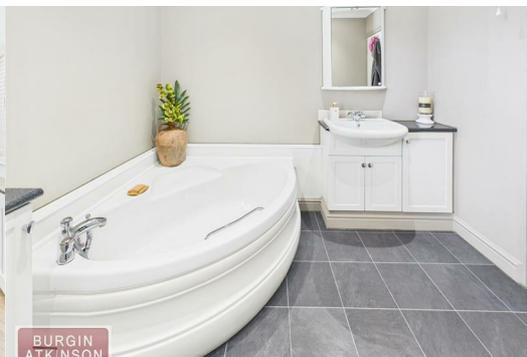


## The Limes Greenside Avenue

Rampton, Retford, DN22 0JN

**Realistic Offers Considered £300,000**  3  1  2  E

THREE BEDROOM DETACHED BUNGALOW - RECENTLY RENNOVATED THROUGHOUT - MODERN KITCHEN/DINER - IDEAL VILLAGE LOCATION - PRIVATE DRIVEWAY WITH SPACE FOR MULTIPLE VEHICLES - INTEGRAL GARAGE WITH POWER SUPPLY - PICTURESQUE REAR GARDEN



## Description

This immaculately presented bungalow is situated on Greenside Avenue, 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.

This well presented three bedroom detached bungalow greets you with double glazed, modern windows and matching door. Upon entering the property, you are greeted by a light-filled hallway, leading to generously proportioned accommodation throughout.

The property includes three well sized bedrooms, depending on desirability these can be used for office spaces, wardrobes or home gyms.

The newly fitted kitchen has a pristine finish, completed with integrated appliances, such as a fridge/freezer, dishwasher and fitted electric hob. Also fitted in the kitchen is a integrated into brick, electric fan oven. Adjacent to the kitchen, is a cozy snug room, featuring patio doors that lead directly out to the south-facing rear garden. The main four piece suite bathroom is also modern and fitted with tiled flooring.

The ideal south facing garden offers scenic countryside views and ultimate privacy, backing onto fields and paddocks.

To the front of the property is a block-paved driveway that offers ample parking for up to 4 vehicles. The attached garage single garage is equipped with an electric roller-shutter door, enabling secure additional parking or storage options.

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

**Kitchen/Diner 11'0" x 16'9" (3.36m x 5.13m)**

**Hallway 21'7" x 3'11" (6.59m x 1.20m)**

**Dining Room 8'9" x 8'8" (2.69 x 2.65)**

**Living Room 11'1" x 17'8" (3.39 x 5.41)**

**Utility Room 6'5" x 7'3" (1.98m x 2.21m)**

**Bathroom 8'9" x 8'7" (2.68m x 2.63m)**

**Bedroom Two 12'3" x 8'9" (3.74m x 2.68m)**

**Bedroom Three 6'5" x 11'10" (1.97m x 3.63m)**

**Garage 8'9" x 18'10" (2.67m x 5.76m)**

## General Remark & Stipulations

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

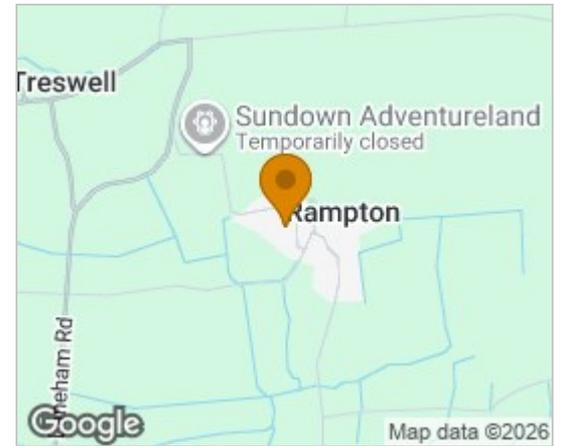
Services: Mains water, electricity and drainage are connected along with a oil fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

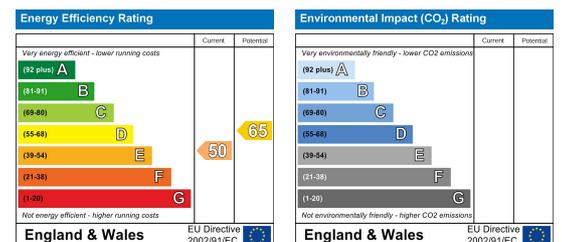
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.