



## 11 THE PASTURES RAMPTON

A very nicely presented two bedroom modern terraced house in the popular and favoured village of Rampton. The property benefits from a front aspect lounge with wood burner set in a rustic fireplace, bespoke fitted bedroom furniture in main bedroom, as well as oil fired central heating (installed 2019) and one allocated parking space. There is also no upward chain.

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**BROWN & CO**

Property and Business Consultants

**£160,000**

11 THE PASTURES, RAMPTON, RETFORD, DN22 0TD

LOCATION

Rampton is a popular village with a public house and good accessibility to both Tuxford and Retford, both providing more comprehensive facilities. Retford boasts a mainline railway station and the A57 and A1 are within comfortable distance linking to the wider motorway network. The village of Rampton is surrounded by open countryside and does provide some good walks.

DIRECTIONS

What3words:///blog.remarried.elections

ACCOMMODATION

Part glazed composite door into

LOUNGE 15'3" x 11'4" (4.65m x 3.48m) front aspect double glazed picture window. Bespoke fitted cupboards with shelving and space for TV above. Rustic brick fireplace with oak mantel and log burner set on raised slabbed hearth. Laminate flooring, TV aerial lead, stairs to first floor landing.

KITCHEN 11'4" x 9'0" (3.48m x 2.76m) under stairs storage cupboard with shelving. Comprehensive range of sage green base and wall mounted cupboard and drawer units, 1 ¼ enamel sink drainer unit with mixer tap, space and plumbing below for washing machine. Built-in Indesit electric oven with four ring AEG electric hob above and extractor canopy. Integrated fridge and freezer. Wooden working surfaces, part tiled walls, laminate flooring, double glazed window to the rear and obscure half glazed UPVC door leading into the rear garden. Recessed downlighting.

FIRST FLOOR

LANDING access to roof void. Recessed lighting.

BEDROOM ONE 9'6" x 9'0" (2.91m x 2.77m) measured to front of full width range of bespoke bedroom furniture incorporating floor to ceiling wardrobes with hanging and shelving, tall boy unit. Front aspect double glazed window. Telephone point. Laminate flooring.

BEDROOM TWO 11'6" x 9'0" (3.52m x 2.77m) rear aspect double glazed window with views to the garden and fields beyond.

BATHROOM 8'5" x 4'9" (2.59m x 1.50m) three piece white suite of panel enclosed bath with mixer tap, mains fed shower with handheld attachment and raindrop shower head. Vanity unit with inset sink, mixer tap, cupboards below and display area around. Low level wc, chrome towel rail radiator. Ceramic tiled flooring, recessed lighting and extractor. Over stairs built in airing cupboard

with Tempest hot water cylinder and storage.

OUTSIDE

The front garden is open planned and lawned with path to the front door.

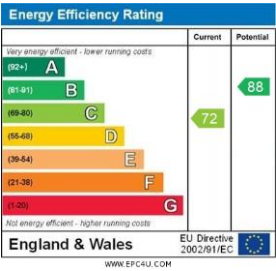
The rear garden is fenced to all sides, full width paved patio with external lighting. The garden is lawned to the rear, log store, small area of paving and fence panel hiding the oil tank. Accessed from the side of no. 9 is the allocated parking space and pedestrian gate leading into the garden.

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