



Bredon Main Street, Rampton,  
DN22 0HR



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£500,000



### KEY FEATURES

- DESIRABLE VILLAGE LOCATION
- FIVE BEDROOMS
- FAMILY BATHROOM AND TWO ENSUITES
- SEPARATE LOUNGE
- LARGE KITCHEN DINER
- PRIVATE AND ENCLOSED GARDEN
- EPC RATING TBC
- FREEHOLD





A beautifully proportioned 5-bedroom home designed with family living in mind—grand enough for entertaining, yet cosy enough for quiet evenings.

This thoughtfully designed detached house offers a fine balance of space, comfort, and convenience, making it a suitable choice for those seeking a refined lifestyle in a desirable village setting. The residence features five well-proportioned bedrooms, complemented by three bathrooms, including a contemporary family bathroom and two modern en-suite facilities to enhance everyday convenience and privacy. Three spacious reception rooms offer versatility for both relaxing and entertaining, comprising of a large lounge, a sun-room and an open-plan kitchen diner serving as the central gathering space for families and guests alike.

Outside, the private and enclosed garden provides an ideal space for outdoor leisure and peaceful enjoyment, while an integrated garage accompanied by generous driveway parking accommodates multiple vehicles with ease. The property benefits from oil fired heating, ensuring an efficient and comfortable living environment year-round.

The property is presented with Freehold tenure, offering long-term security and peace of mind for prospective owners. Additional noteworthy features include ready access to local amenities, such as the village school and public house, which are both within easy reach. The EPC rating is 'TBC'.

#### Local area

Situated in Rampton, Nottinghamshire, this property enjoys all the advantages of a well-regarded village location. Residents benefit from proximity to essential local amenities, contributing

to a sense of community and convenience. The area is well placed for both access to nature and the wider Nottinghamshire region, delivering a balance of tranquillity and connectivity for daily life.

#### Entrance Porch

UPVC entrance door with double-glazed obscure glass panels and matching side windows. LVT flooring continuing into the entrance hallway.

#### Entrance Hallway 3.5m x 4.1m (11'6" x 13'6")

Spacious entrance hallway featuring a large wooden staircase leading to the upper floors, double-glazed window to the front aspect, and LVT flooring throughout.

#### Lounge 3.5m x 4m (11'6" x 13'1")

Double-glazed window to the front aspect, TV point, and LVT flooring continuing from the remainder of the ground floor.

#### Dining Area 4.2m x 4.5m (13'10" x 14'10")

Double-glazed window to the rear aspect, cast iron fireplace with surround, TV point, and LVT flooring continued from the rest of the ground floor. Small archway leading into the kitchen area.

#### Kitchen Area 4m x 4.4m (13'1" x 14'5")

Double-glazed window to the rear aspect. Fitted with a range of floor and wall-mounted cupboards, integrated dishwasher, Belfast sink with drainer and mixer tap, integrated fridge freezer, partial island unit, and space for a large freestanding Rangemaster-style oven with extractor hood above.

#### Utility Area 2.7m x 3.2m (8'11" x 10'6")

Fitted with floor and wall-mounted cupboards, sink with drainer and mixer tap, plumbing and space for a freestanding under-counter washing machine, space for a tumble dryer, and additional space for a large American-style fridge freezer. LVT flooring continued throughout. UPVC door with obscure double-glazed glass leading to the rear aspect alongside a double-glazed window providing additional natural light.

#### Downstairs WC 1.1m x 2.1m (3'7" x 6'11")

LVT flooring continued from the rest of the ground floor, floor-to-ceiling fitted storage cupboards, wash hand basin on vanity unit with mixer tap, wall-mounted heated towel rail, dual flush WC, and double-glazed window to the rear aspect.

#### Sun Room 2.95m x 3.3m (9'8" x 10'10")







French doors with double-glazed glass leading to the rear garden, LVT flooring, and TV point.

**First Floor Landing** 4.9m x 3.7m (16'1" x 12'1")

Spacious landing with radiator, carpeting throughout, double-glazed window to the front aspect, fitted shelving space, and chandelier.

**Bedroom One** 4.4m x 4.1m (14'5" x 13'6")

Double-glazed window to the rear aspect, panel radiator, TV point, carpeting throughout, and fitted wardrobes.

**En Suite** 2.7m x 2.6m (8'11" x 8'6")

Double-glazed obscure window, wall-mounted heated towel rail, large walk-in shower cubicle with overhead showerhead and wall-mounted controls, dual flush WC, twin wash hand basins on vanity unit with mixer taps, and full tiling throughout.

**Bedroom Two** 4.2m x 3.3m (13'10" x 10'10")

Double-glazed window to the rear aspect, radiator, TV point, and carpeting throughout.

**En Suite** 2.7m x 2.2m (8'11" x 7'2")

Quadrant shower cubicle with wall-mounted shower controls and showerhead, wall-mounted heated towel rail, wash hand basin on vanity unit with mixer tap, dual flush WC, double-glazed obscure window, and fully tiled throughout.

**Bedroom Three** 3.6m x 4.1m (11'10" x 13'6")

Double-glazed window to the front aspect, radiator, TV point, and carpeting throughout.

**Bedroom Four** 2.97m x 3.3m (9'8" x 10'10")

Double-glazed window to the rear aspect, radiator, TV point, and carpeting throughout.

**Family Bathroom** 2.92m x 3.82m (9'7" x 12'6")

Double-glazed window to the front aspect, two wall-mounted heated towel rails, large walk-in shower cubicle with overhead showerhead and wall-mounted controls, large bath with mixer tap, wash hand basin on vanity unit with mixer tap, dual flush WC, and fully tiled throughout.

**Corridor Between Family Bathroom & Bedroom Four**

Airing cupboard housing the hot water tank with additional storage space.

**Second Floor**



## Storage Area

Access to attic storage space.

## Bedroom Five 7m x 4m (23'0" x 13'1")

Four Velux windows, two small doors leading to storage areas, panel radiator, TV point, and carpeting throughout.

## Externally

Front of the property

Driveway for multiple vehicles, integrated garage and a side path providing access to the rear of the property.

Rear of the property

Large lawned garden with central decking area, hardstanding suitable for a shed, oil storage tank, additional patio seating area, and small gravelled section with decking leading towards the rear utility access. The garden is private and enclosed by mature hedging with side access via pathway.

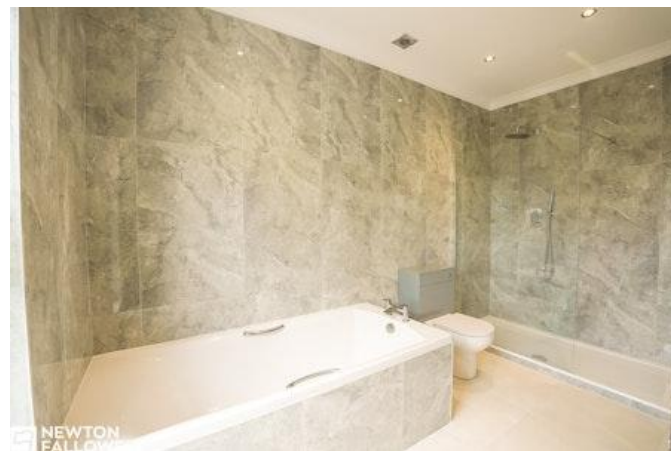
## Disclaimer

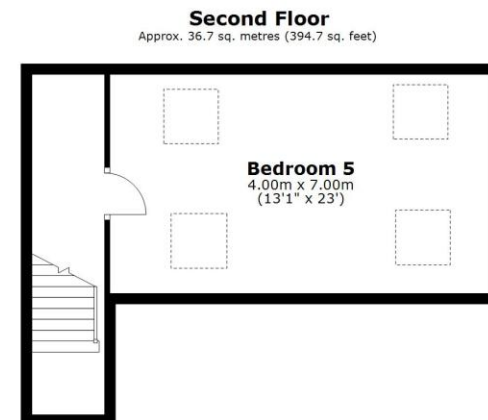
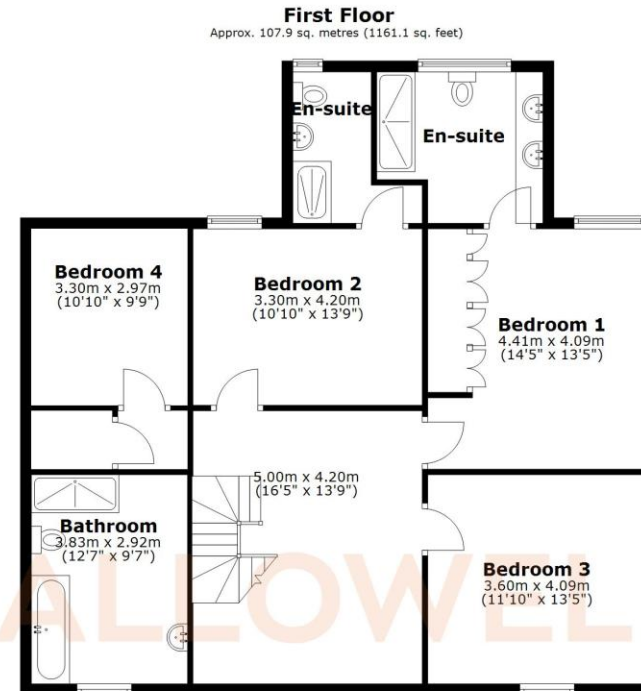
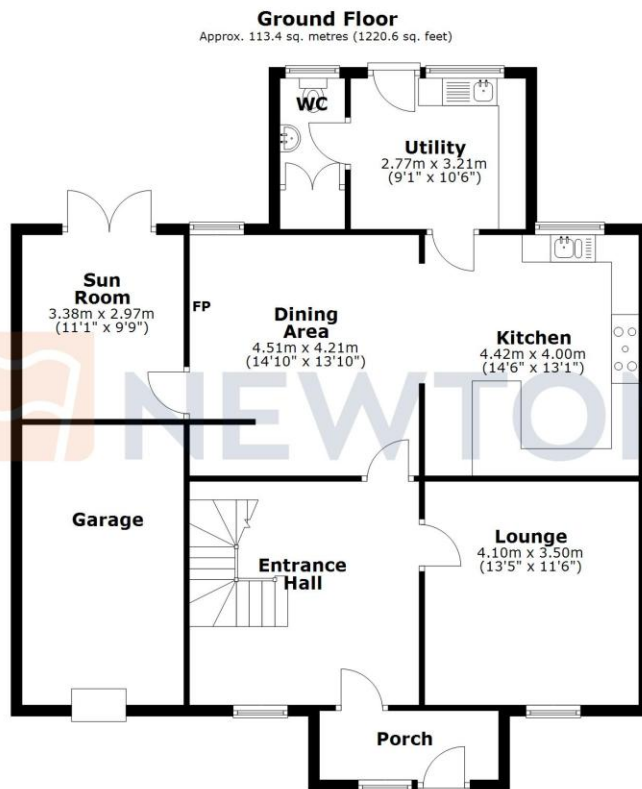
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## Services

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.







Total area: approx. 257.9 sq. metres (2776.4 sq. feet)

