



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

£152,500

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.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing 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.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

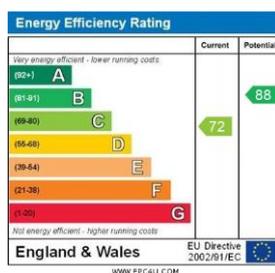
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in February 2026.



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