



2 GREENSIDE, RAMPTON  
£400,000

BROWN & CO

# 2 GREENSIDE, RAMPTON, RETFORD, DN22 0HY

## DESCRIPTION

A generously proportioned four bedroom detached family home situated in this popular village of Rampton. Originally the property was two cottages that over the years have been turned into one dwelling. There is a large triple aspect sitting room with open fireplace as well as two additional reception rooms and a good sized breakfast kitchen. There are en suite facilities to the master bedroom and all bedrooms are doubles.

Externally there is an EV charging point, driveway for several vehicles as well as a concrete sectional detached garage and a selection of various outbuildings and attached stores. The gardens are a good size and nicely enclosed.

## 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///masses.disco.smaller

## ACCOMMODATION

Part glazed composite door into

**LOUNGE 11'9" x 11'9" (3.63m x 3.63m)** front aspect double glazed window. Feature Victorian style fireplace with patterned tiled insert, tiled hearth and open fire. Period skirtings, picture rail, wall light points. TV point

**DINING ROOM 11'9" x 11'9" (3.63m x 3.63m)** under stairs storage cupboard. Slate tiled flooring, side and rear aspect double glazed windows. Rustic brick recessed fireplace with oak mantel. Period skirtings, stairs to first floor landing.



**SITTING ROOM 27'5" x 11'8" (8.37m x 3.59m)** front and rear double glazed windows. Side aspect French doors leading into and overlooking the garden. Recessed fireplace with raised slabbed hearth and wooden mantel above and additional Victorian fireplace with patterned tiled insert, tiled hearth, period skirtings, TV and telephone internet points.



**BREAKFAST KITCHEN 13'8" x 11'6" (4.20m x 3.53m)** dual aspect with double glazed windows to both sides. An extensive range of cream coloured shaker style base and wall mounted cupboard and drawer units. Belfast sink. Ample wood effect working surfaces and drainer. Space and plumbing for dishwasher. Space for large range cooker with tiled splashback and black extractor canopy above. Glazed display cabinets, plate racks, space for upright fridge freezer. Large quarry tiled flooring. Eyeball downlighting. Door to



**UTILITY ROOM 10'3" x 4'6" (3.14m x 1.39m)** double glazed door to garden. Double glazed windows around and polycarbonate roof. Spot lighting. Cream shaker style base cupboards, space and plumbing for washing machine and one additional appliance. Working surfaces, single stainless steel sink drainer unit. Quarry tiled floor.

## FIRST FLOOR

**LANDING** twin access to roof void.

**BEDROOM ONE 12'2" x 12'0" (3.71m x 3.67m)** measured to front of range of built-in wardrobes with wood grain effect sliding doors with ample hanging and shelving space. Rear aspect double glazed window with views to the garden. Victorian style fireplace, stained wooden flooring, period skirtings. Door to



**EN SUITE BATHROOM 11'6" x 6'5" (3.53m x 1.98m)** rear aspect obscure double glazed window. Coloured suite comprising wood panelled corner fitted bath with tiled splashback, handheld mixer tap/shower attachment. Pedestal hand basin with tiled splashback, low level wc. Extractor and spotighting. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion and some shelving.

**BEDROOM TWO 12'0" x 11'9" (3.67m x 3.63m)** front aspect double glazed window. Victorian style fireplace, period skirtings, picture rail, built-in storage cupboard with hanging space.



**BEDROOM THREE 12'0" x 11'9" (3.67m x 3.63m)** front aspect double glazed window. Victorian style fireplace, period skirtings, picture rail, built-in storage cupboard with hanging space.

**BEDROOM FOUR 11'9" x 8'5" (3.64m x 2.58m)** rear aspect double glazed window. Victorian style fireplace, period style skirtings.

**FAMILY BATHROOM** rear aspect obscure double glazed window. Four piece white suite of roll topped bath with claw feet. Low level wc, pedestal hand basin, corner fitted tiled shower cubicle, glazed screen and electric shower. Part wood panelled walls, extractor and spotlighting.



## OUTSIDE

The front garden is screened with picket style fencing, an established monkey puzzle tree, plus further shrub beds. Single iron gate to the front door and double iron gates to the driveway. The driveway has an EV charging point and space for several vehicles which in turn leads to a concrete sectional **detached garage** with roller door, power and light. Personal door to the garden.

To the rear of the garage is a workshop and two brick outbuildings. There is a slated area of garden, as well as a raised decked area leading to a grassed area. Externally, there is an outside WC, external water supply, log store and additional cupboard.

The property also benefits from a large front to back lawn that has shrub borders. The rear and side gardens are fenced.

## 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 F.

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 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.

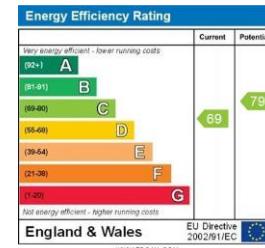
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

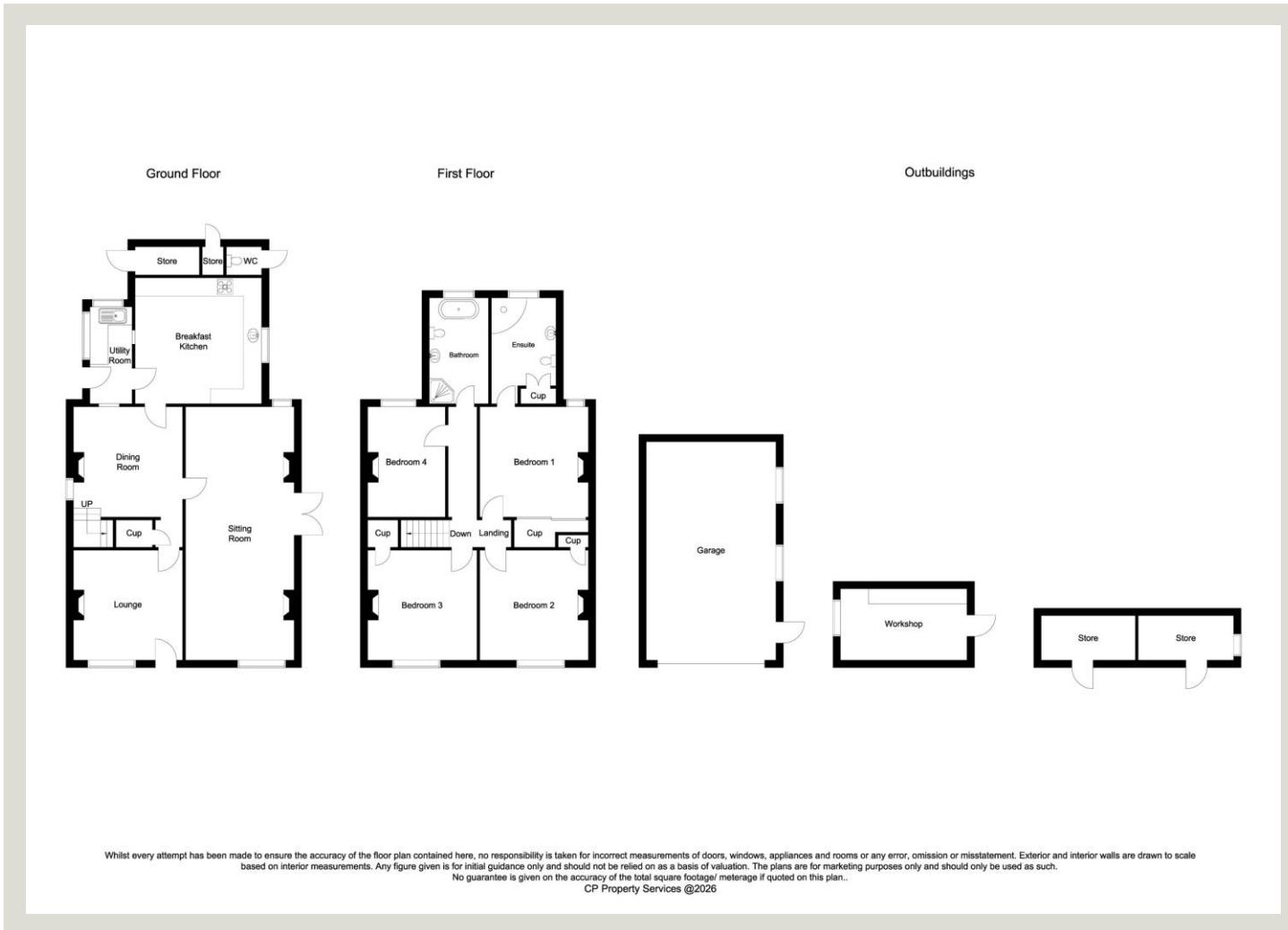
Viewing: Please contact the Retford office on 01777 709112.

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 January 2026.





## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.