



3 THE PASTURES RAMPTON

A modern two bedroom semi detached family home in this favoured village of Rampton. Offered as fully furnished – turnkey opportunity. Ideal for AirBnb or holiday let, or for a first time buyer/investor looking for a hassle free move with all furniture, appliances and household items included..

£165,000

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BROWN & CO

Property and Business Consultants

3 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///single.storm.mega

ACCOMMODATION

Part glazed UPVC door to

ENTRANCE VESTIBULE with laminate flooring, under stairs storage cupboard, door to

LOUNGE 14'8" x 11'5" (4.50m x 3.52m) front aspect double glazed oriel bay window. Brick fireplace with quarry tiled hearth and solid fuel stove (not working). TV point, dado rail, electric storage heater. Stairs to first floor landing.

KITCHEN DINING ROOM 11'5" x 9'0" (3.50m x 2.75m) rear aspect double glazed window, half glazed UPVC door to garden. A good range of white shaker style base and wall mounted cupboard and drawer units. Free standing electric oven, single stainless steel sink drainer unit with hot & cold taps. Washing machine and fridge freezer, working surfaces, part tiled walls, part wood panelled walls, strip lighting.

FIRST FLOOR LANDING with dado rail, side aspect double glazed window. Access to roof void.

BEDROOM ONE 11'5" x 9'0" (3.50m x 2.75m) rear aspect double glazed window with views to the garden and fields beyond.

BEDROOM TWO 11'5" x 9'0" (3.50m x 2.75m) front aspect double glazed window.

BATHROOM 8'5" x 4'10" (2.60m x 1.52m) three piece white suite of panel enclosed bath, handheld mixer tap/shower attachment and glazed shower screen. Low level wc, pedestal hand basin, part tiled walls, wood clad ceiling, over stairs airing cupboard with factory lagged hot water cylinder, fitted immersion and a range of storage.

OUTSIDE

The front is open planned, mainly lawned with a selection of shrubs. Slabbed and grassed driveway with space for 2 vehicles leading to **ATTACHED SINGLE GARAGE** with metal up and over door, power and light, personal door into the garden.

The rear garden is fenced to all sides with a gate to the rear giving pedestrian access to the rear of the adjoining properties. The garden has a paved patio area, pebbled and slated area for low maintenance, a good selection of established and well stocked shrub and flower borders. External lighting and water supply.

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 June 2026.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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