



15 ORCHARD DRIVE RAMPTON

A recently renovated and reconfigured detached bungalow being offered for sale in superb order throughout. Benefits include a large open plan and well appointed kitchen living dining room as well as a four piece bathroom suite. In addition, there are two double bedrooms both leading into the enclosed rear garden. The property benefits from under floor heating, additional insulation as well as ample parking and a larger than average single detached garage.

£235,000

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BROWN & CO

Property and Business Consultants

15 ORCHARD DRIVE, RAMPTON, RETFORD, DN22 0LS

LOCATION

Description Orchard Drive is a small cul-de-sac of similar properties in the popular village of Rampton, which has a local shop, 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///tooth.villager.jeep

ACCOMMODATION

Part glazed composite door leading into

OPEN PLAN KITCHEN LIVING DINING ROOM 23'2" x 16'7" (7.08m x 5.08m) maximum dimensions.

Kitchen Area has been recently refitted in a dove grey range of base and wall mounted cupboard and drawer units with integrated fridge freezer, Hotpoint electric oven and dishwasher as well as a four ring induction electric hob. Ample quartz working surfaces with matching upstand, inset Belfast sink with mixer tap. Side aspect double glazed window and recessed lighting, oak coloured flooring.

Living Dining Area dual aspect with picture window to the front. Oak coloured flooring, TV point and recessed lighting.

INNER HALLWAY with access to roof void. Under floor heating control thermostat. Cupboard housing the wall mounted gas fired LPG central heating boiler with programmer/timer.

BEDROOM ONE 12'8" x 10'0" (3.89m x 3.07m) rear aspect double glazed French doors with side light windows overlooking the garden. Recessed lighting, under floor heating control.

BEDROM TWO 12'8" x 9'7" (3.89m x 2.95m) rear aspect double glazed French doors with side light windows overlooking the garden. Recessed lighting, under floor heating control.

BATHROOM 8'4" x 7'9" (2.57m x 2.40m) side aspect obscure double glazed window. Four piece white suite with tile enclosed bath and contemporary mixer tap. Separate tile enclosed shower cubicle with glazed door, mains fed shower, handheld attachment and rainfall shower head. Recessed lighting and extractor above. Vanity unit with contemporary mixer tap with soft close drawers below and tiled splashback. Low level wc. Tiled flooring, part tiled walls and wall light point.

OUTSIDE

The front has a dropped kerb accessing the pebbled driveway providing parking for several vehicles. The side and front garden has been newly fenced. Sculptured area of lawn, LPG sunken gas cylinder. Pedestrian access to one side of the property by way of a pebbled pathway. The drive continues into the rear garden where there is larger than average **SINGLE GARAGE** with up and over door. Indian stone paved patio with external lighting and water supply. Newly fenced to all sides. Raised area of lawn with railway sleeper edging and is a blank canvas for the keen gardener.

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 B.

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.

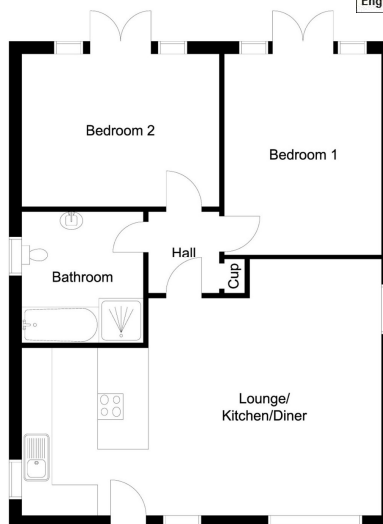
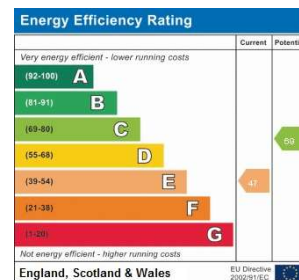
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2024



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