



Alexander Jacob
estate agents & company



Laneham Street
Rampton, Retford

Offers Over £400,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Laneham Street Rampton, Retford

Bespoke FOUR DOUBLE BEDROOM Detached Family Home Measuring 140 Sq M.

Property Overview

- ****NO UPWARD CHAIN****
- Master Bedroom Complete with En Suite
- Air Source Heat Pump Significantly Reducing Running Costs
- Generous Driveway & Oversized Integral Garage



We are delighted to welcome this bespoke FOUR DOUBLE BEDROOM detached family home to the market, thoughtfully designed by its current owners. Established in 2020 and showcasing contemporary living throughout, the immaculate property benefits from an air source heat pump significantly reducing running costs, and underfloor heating to the entirety of the ground floor. Measuring an impressive 140 sq m. and set over two storeys, the beautifully presented living accommodation briefly comprises of a welcoming entrance hall, cosy lounge, modern kitchen diner with reputable integrated appliances, utility room, handy ground floor WC, spacious master bedroom complete with en suite facilities, three further double bedrooms and a family bathroom. Set back from the roadside, the frontage sees a generous driveway catering for numerous vehicles and an oversized integral garage, whilst well-stocked gardens, a patio area and plentiful outdoor storage reside to the rear along with a spacious, secure dog kennel with integrated storage and a dedicated run. Located in the heart of the idyllic village of Rampton, the sizeable plot enjoys close proximity to the village Post Office, and a popular village pub. Rampton Primary School, having most recently achieved a good Ofsted rating, is just a brief drive away. The Georgian market town of Retford is easily accessible via Grove Road, hosting a wealth of everyday conveniences, recreational facilities, bars, restaurants and schools for all age groups. Early viewing is considered essential, we do not anticipate this energy efficient home will be on the market for long.

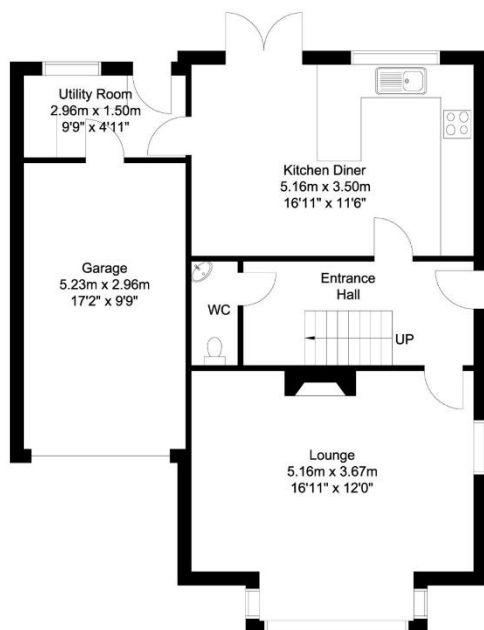
- Fully Enclosed Rear Garden & Patio Area with Ample Outdoor Storage
- Located in the Heart of Rampton
- Close Proximity to Village Amenities & Nearby Market Town of Retford
- Council Tax Band: D EPC Rating: B



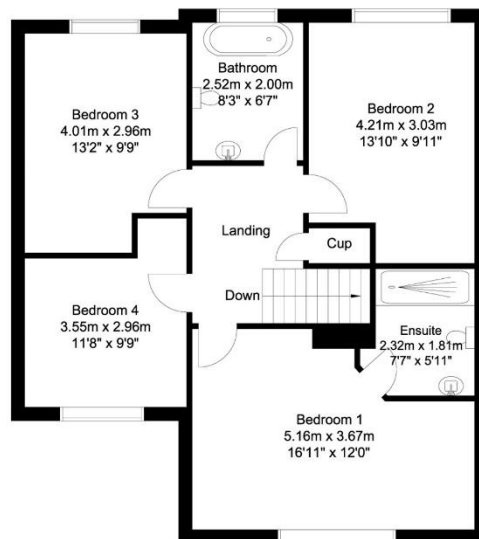
Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



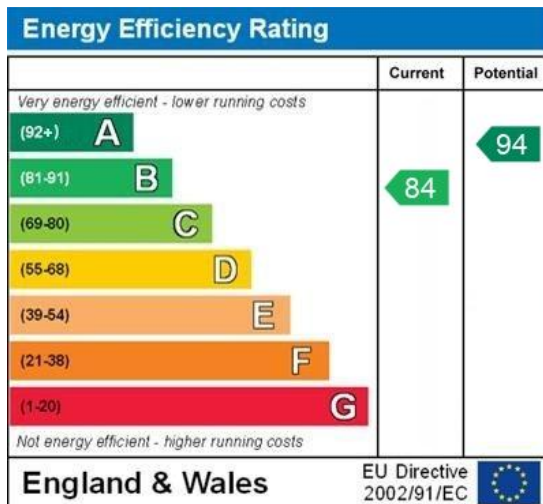
Ground Floor
71 sq m/764.23 sq ft
Approx.



First Floor
69 sq m/742.70 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2025



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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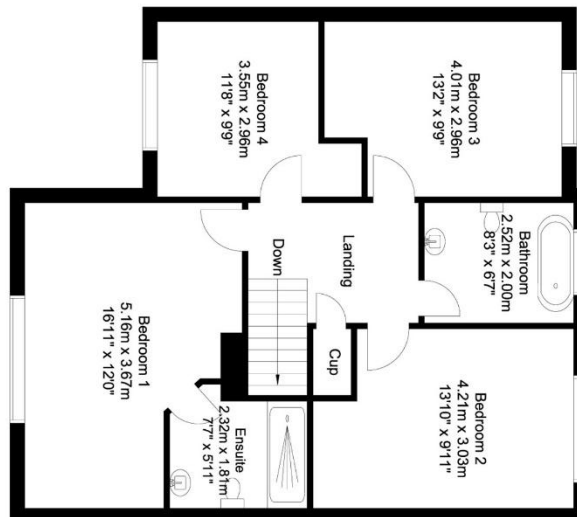
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Tenure & Charges: Freehold- Vacant possession will be given upon completion

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