



15 STATION ROAD BECKINGHAM

A four bedroom detached property built with green credentials specifically designed with the environment in mind. The property will make an excellent family home for those wanting village living.

GUIDE PRICE £220,000

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BROWN & CO

Property and Business Consultants

15 STATION ROAD, BECKINGHAM, DONCASTER, DN10 4PX

LOCATION

The property enjoys frontage onto Station Road with views over open countryside to the front aspect and is located towards the edge of the favoured village of Beckingham ideally located for accessing the centres of Retford, Gainsborough and Bawtry.

The area in general is served by excellent communication links by road, rail and air. Leisure amenities and educational facilities (both state and independent) are well catered for. Catchment area for Queen Elizabeth Grammar School, Gainsborough.

DIRECTIONS

Entering the village of Beckingham from Retford on the A631 take the first turning right onto Station Road continue along and the property will be found on the left hand side.

ACCOMMODATION

ENTRANCE HALL electric heater, under stair cupboard, wood effect flooring, door to garage

CLOAKROOM with low flush wc, wash basin, heated towel rail, side aspect window

STUDY 8'2" x 6'2" (2.49m x 1.89m) electric heater, window to front aspect

LOUNGE 13'6" x 10'3" (4.43m x 3.13m) electric heater, double glazed French doors giving access to the conservatory

DINING KITCHEN 14'5" x 9'2" (4.40m x 2.80m) with 1.5 sink unit set into worktops with range of cupboards and drawers below and units over, integrated dish washer, Neff oven and four ring hob with extractor over. Tiled splash backs to walls, window to rear aspect and external door to side aspect. Spot lights, electric heater, wood effect flooring, double glazed French doors into

CONSERVATORY 10'10" x 10'3" (3.34m x 3.15m) brick base with red tiled roof, UPVC double glazed windows and double glazed French doors leading into the garden, recessed down lighting.

FIRST FLOOR

LANDING side aspect window, electric heater, loft access

BEDROOM ONE 10'4" x 10'1" (3.14m x 3.07m) electric heater, window to rear aspect and off to

EN SUITE SHOWER ROOM walk in shower cubicle, low suite wc, pedestal wash basin, heated towel rail, side aspect window

BEDROOM TWO 12'11" x 9'4" (3.94m x 2.84m) electric heater,

window to rear aspect, also benefitting from range of fitted wardrobes

BEDROOM THREE 9'4" x 8'3" (2.85m x 2.51m) window to front aspect, electric heater

BEDROOM FOUR 10'5" x 8'3" (3.18m x 2.51m) front aspect window, electric heater

FAMILY BATHROOM comprising P shaped bath with shower over, low flush wc, wash basin set into worktop with cupboard and drawers below, spotlights, heated towel rail, side aspect window

OUTSIDE

Gated access leads to a block paved driveway for several vehicles and on to the integral single garage with up and over door and personal door into hallway. Access to the side leading to the

Rear garden being fenced to all sides, paved patio area, timber shed. External water supply and lighting. Good area of lawn with well stocked borders. Block paved path.

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 D.

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 May 2021.



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