



PHEASANT CROFT, BECKINGHAM  
£295,000

**BROWN & CO**

## **PHEASANT CROFT, LOW STREET, BECKINGHAM, DONCASTER, DN10 4PS**

### **DESCRIPTION**

Pheasant Croft is a generous three bedroom detached bungalow, centrally positioned on a good established plot in this favoured village location.

The bungalow benefits from gas fired central heating and for ease of maintenance, UPVC double glazing, and mostly UPVC soffits and fascias.

Accommodation commences with a generous reception hall with walk-in cloakroom; a front aspect Lounge lies to one side having patio doors opening to 24 ft/7.3m rear conservatory. The breakfast kitchen features painted cream units and the three bedrooms are well balanced, the main bedroom being particularly sizable, dual aspect and bright. The bathroom is also well proportioned with offset bath and separate shower enclosure. Outside, the plot is mature with a good front approach driveway and an attached garage with electric roller door. The rear garden is also mature and there is excellent circulation all around.

### **LOCATION**

The property enjoys frontage to Low Street in the popular village of Beckingham.

Beckingham is conveniently located for commuting to surrounding centres of Retford, Gainsborough, Bawtry and Doncaster. From the A631 there are good road links to the wider motorway network with the A1M lying to the west of Retford. Both Retford and Doncaster have direct rail services into London King's Cross (approximately 1 hour 30 minutes from Retford). The village has a local primary school and there are variety of other secondary educational facilities in the area, including Queen Elizabeth (Gainsborough Grammar) in Gainsborough.

### **DIRECTIONS**

what3words/// huddle.materials.shoving

## **ACCOMMODATION**

**RECEPTION HALL 11'10" x 10'0" (3.62m x 3.02m)** generous with walk in cloaks cupboard hosting glowworm gas fired central heating boiler.



**LOUNGE 22'9" x 11'10" (6.94m x 3.62m)** front aspect, with traditional style gas stove and patio doors to Conservatory.



**CONSERVATORY 24'1" x 8'5" (7.34m x 2.57m)** UPVC double glazed construction with tiled flooring, useful plumbing for washing machine and direct garden access

**BREAKFAST KITCHEN 13'4" x 10'3" (4.08m x 3.13m)** range of painted cream units to wall and floor, ample worktops, tiled flooring, 1.5 sink unit, part Wainscott panelling, rear door.



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**BEDROOM ONE 16'5" x 11'10" (5.01m x 3.62m)** dual aspect, generous bright.



**BEDROOM TWO 13'2" x 10'8" (4.00m x 3.24m)** rear aspect.



**BEDROOM THREE 13'2" x 8'0" (4.00m x 2.43m)** side aspect and also suitable for dining, hobbies, study, etc.

**BATHROOM 13'2" x 6'9" (4.00m x 2.06m)** generous with mostly white suite of offset bath, separate square shower enclosure, basin, WC, airing cupboard, side aspect and half tiled walls to compliment.



### OUTSIDE

Pheasant Croft delivers a good plot, generally mature in nature. There is a lawned front garden with hedge and shrubs/trees. Centrally positioned blocked paved driveway with turning head, providing off-road parking, maneuvering and terminating at the **ATTACHED GARAGE 21'2" x 10'6" (6.45m x 3.20m)** with generous electric roller door, personal door, light and power.

Good side access with an amenity area opening to the rear garden which is also mature with paved patio, lawn and shrubs. A further gated path returns to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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 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.

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 specialise 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 June 2023.





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/ metreage if quoted on this plan.  
CP Property Services @2023



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