



14 CHURCH VIEW, BECKINGHAM  
OFFERS OVER £350,000

**BROWN & CO**

## 14 CHURCH VIEW, BECKINGHAM, DONCASTER, DN10 4PU

### DESCRIPTION

A substantial detached four bedroom family home situated at the end of a quiet cul de sac in the heart of the village. The property offers generously proportioned rooms throughout. There is a large front aspect lounge, separate dining room and fitted kitchen. In addition, the main bedroom has en suite facilities and externally there are well stocked and established gardens to all three sides as well as an integral double garage.

### LOCATION

Church View overlooks the local church and comprises a select development of prestigious detached homes with the benefit of a communal garden (informal arrangement with residents for upkeep).

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

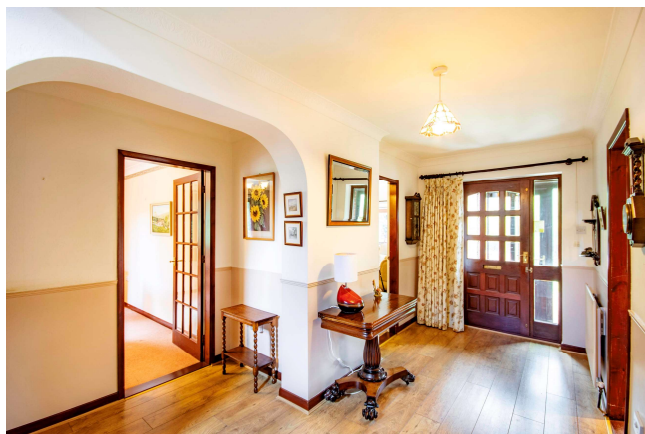
What3words///

### ACCOMMODATION

Half glazed UPVC door to

**ENTRANCE PORCH** with quarry tiled steps, half glazed wood panelled door into

**ENTRANCE HALL 18'4" x 10'0"** (5.60m x 3.08m) maximum dimensions, oak flooring, dado rail, ornate corning, dog legged staircase to first floor landing with understairs storage cupboard, double width built in cloaks cupboard with lighting.



**CLOAKROOM** rear aspect obscure double glazed window, white low level wc with concealed cistern, vanity unit with inset sink and contemporary mixer tap and cream high gloss cupboards below. Ceramic tiled flooring, tiled walls, chrome towel rail radiator, wall mounted mirror.

**LOUNGE 17'9" x 14'6"** (5.45m x 4.46m) measured to front aspect double glazed bay window, two double glazed side aspect windows. Feature Adam style fireplace with raised hearth and space for free standing fire. TV and telephone points, wall light points.



**DINING ROOM 12'8" x 10'10"** (3.91m x 3.34m) dual aspect with side aspect double glazed window and double glazed oriel bay window overlooking the rear garden.



**BREAKFAST KITCHEN 12'0" x 9'9"** (3.70m x 3.01m) front aspect double glazed window. A good range of white wood grain effect base and wall mounted cupboard and drawer units. Inset single sink with mixer tap, space and plumbing below for slimline dishwasher, fitted four ring gas hob with extractor above and integrated electric oven, ample working surfaces, part tiled walls, ceramic tiled flooring. Recessed lighting, telephone point, recessed shelving.



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**UTILITY ROOM 9'10" x 6'9" (3.03m x 2.09m)** rear aspect double glazed window. Range of matching base cupboards with single sink drainer unit with mixer tap, space and plumbing below for washing machine, space for upright larder fridge, wall mounted gas fired central heating boiler. A good range of floor to ceiling built in cupboards. Part tiled walls, ceramic tiled floor, recessed lighting, door to garage.

## FIRST FLOOR

**LANDING** with front aspect double glazed window, access to roof void, part boarded with light and ladder. Dado rail. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

**BEDROOM ONE 14'7" x 12'9" (4.48m x 3.93m)** dual aspect with front and side aspect double glazed windows, range of built in wardrobes with ample hanging and shelving space. Matching range of chest of drawers and cupboard units. Telephone point.



**EN SUITE SHOWER ROOM** enclosed shower cubicle with aqua boarding, glazed doors and mains fed shower. Pedestal hand basin, low level WC. Chrome towel rail/radiator, tiled floor and part tiled walls. Extractor

**BEDROOM TWO 10'10" x 9'6" (3.35m x 2.92m)** side aspect double glazed window.



**BEDROOM THREE 13'9" x 7'4" (4.23m x 2.24m)** front aspect double glazed window. Adjoining door into

**BEDROOM FOUR 12'2" x 6'10" (3.71m x 2.12m)** also accessible from the landing. Rear aspect double glazed window. Double wardrobe with hanging and shelving space.

**BATHROOM 10'10" x 7'10" (3.35m x 2.43m)** maximum dimensions, side aspect obscure double glazed window. A four piece coloured suite comprising panel enclosed bath with handheld mixer tap/shower attachment. Pedestal hand basin with mixer tap, low level wc, shower cubicle with aqua boarding and mains fed shower. Part tiled walls.



## OUTSIDE

From Church View there is access via a dropped kerb to herringbone style block paved driveway with space for 2-3 vehicles and in turn leads to **INTEGRAL GARAGE 17'7" x 17'0" (5.38m x 5.20m)** with metal up and over door, power and lighting. Access to roof void. Space and plumbing for washing machine/drier. The front garden is nicely screened with high hedging, partially walled and a good selection of established shrub and flower beds and borders. Good area of sculptured lawn. The side garden is well stocked with an area of sculptured lawn, pebbled path leading to pedestrian gate onto Low Street. Good sized paved patio and is screened by hedging. Wrought iron gate giving access to the rear garden.

The rear garden is walled to all sides, paved for low maintenance, raised shrub beds, external lighting and water supply. Small apex roof timber shed. Wooden summer house.

## 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 E.

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.

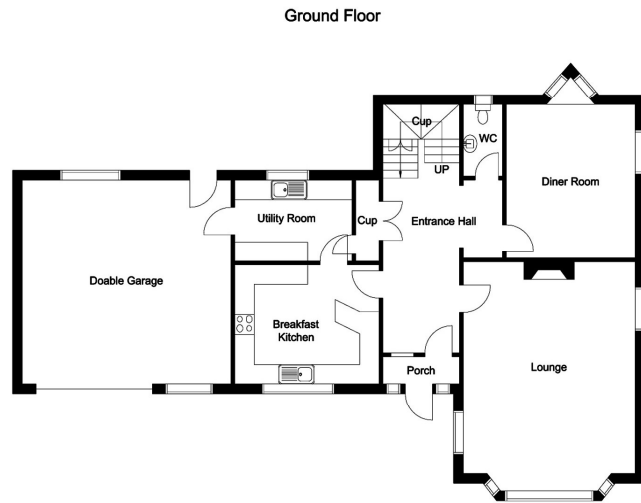
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 July 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			



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 @2023



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