



30 LAPWING CLOSE, BECKINGHAM
£217,000

BROWN & CO

30 LAPWING CLOSE, BECKINGHAM, DONCASTER, DN10 4SR

DESCRIPTION

Lapwing Close is a recently constructed development by Albermarle Homes comprising two, three and four bed roomed houses and bungalows on the edge of the very popular village of Beckingham. The property is a new build and has the added benefit of having an upgraded kitchen and bathroom tiling and presents a good family home with modern living throughout.

LOCATION

TEXT 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///pumps.hunk.spider

ACCOMMODATION

COVERED ENTRANCE with composite door into

ENTRANCE HALL with wood grain effect flooring, recessed lighting, central heating thermostat.

CLOAKROOM front aspect obscure double glazed window. White low level wc, fitted vanity unit with white high gloss cupboard below and mixer tap, part tiled walls, large wall mounted mirror, chrome towel rail radiator. Recessed lighting, wood grain effect flooring.

LOUNGE DINING ROOM 16'5" x 15'5" (5.03m x 4.71m) rear aspect double glazed bifold doors overlooking and leading into the garden. Wood grain effect flooring, TV and telephone points. Door to under stairs cupboard. With telephone point, automatic lighting and wood grain effect flooring.



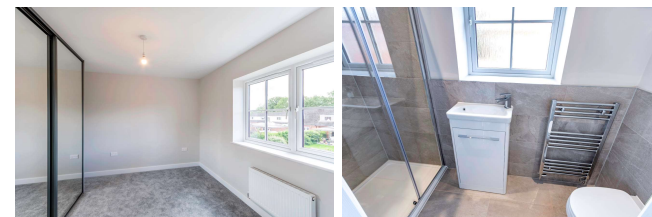
KITCHEN 11'0" x 7'6" (3.39m x 2.33m) front aspect double glazed window. An extensive range of base and wall mounted cupboard and drawer units with single stainless steel sink drainer unit and mixer tap, integrated dishwasher, washing machine, fridge, freezer, electric oven and microwave/grill. Four ring hob with contemporary black extractor canopy above, marble effect working surfaces with matching upstand and splashback. Recessed lighting. Cupboard housing gas fired central heating combination boiler. Wood grain effect flooring.



FIRST FLOOR

GALLERY STYLE LANDING side aspect double glazed window. Access to partially boarded roof void with light and ladder. Built in over stairs cupboard with automatic lighting.

BEDROOM ONE 11'8" x 10'6" (3.61m x 3.24m) rear aspect double glazed window with views to the garden. Built in double wardrobes with mirror fronted sliding doors and ample hanging and shelving space. TV point. Door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. Full width tile enclosed shower cubicle with glazed sliding doors, contemporary mains fed shower with handheld attachment and raindrop shower head. Rectangular vanity unit with mixer tap and white high gloss cupboard below. Low level wc with concealed cistern, chrome towel rail radiator, ceramic tiled flooring, part tiled walls, extractor, recessed lighting.

BEDROOM TWO 10'5" x 8'3" (3.19m x 2.54m) front aspect double glazed window. TV point.



BEDROOM THREE 7'0" x 6'8" (2.17m x 2.07m) front aspect double glazed window.



FAMILY BATHROOM 8'3" x 6'2" (2.53m x 1.89m) three piece white suite with tile enclosed bath with contemporary mixer tap. Mains fed shower with handheld attachment, glazed shower screen. Wall mounted vanity unit with mixer tap and high gloss grey coloured drawer. Low level wc with concealed cistern. Upgraded tiling with ceramic tiled floor and part tiled walls. Large wall mounted mirror, extractor and recessed lighting, chrome towel rail radiator.



OUTSIDE

The front is open planned with sculptured lawn and shrub beds. Path to the front door.

The rear garden is fenced to all sides, paved patio, external water supply and lighting. Pedestrian gate giving access to the side.

To the side of the property are two allocated parking spaces side by side set on herringbone style block paving and brick retaining wall to the front.

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 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.

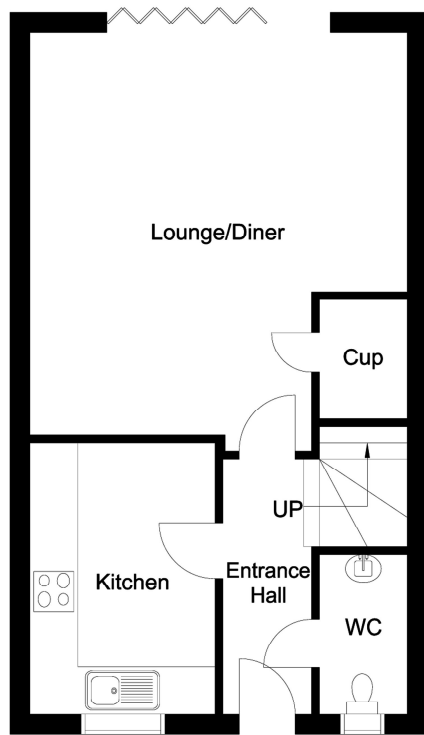
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them 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 August 2023.

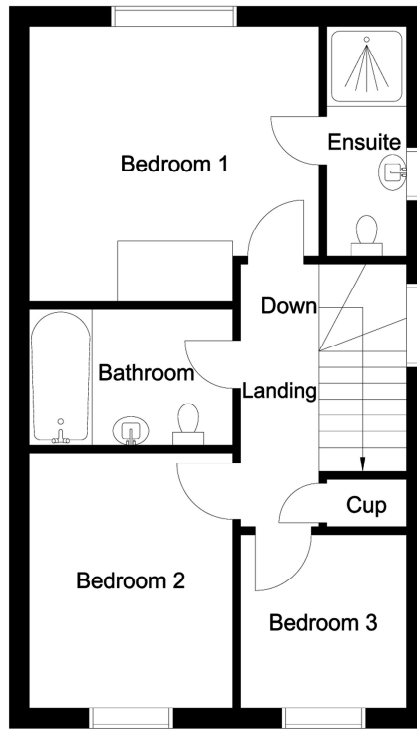
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	94	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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



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