



43 HIGH STREET, BECKINGHAM
£329,950

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43 HIGH STREET, BECKINGHAM, DONCASTER, SOUTH YORKSHIRE, DN10 4PF

DESCRIPTION

A detached and versatile 3/4 bedroom bungalow with generously proportioned accommodation throughout. En suite facilities to the master bedroom, good sized lounge overlooking the rear garden and recently installed gas warm air unit. In addition, there is a modern dining kitchen and off road parking for numerous vehicles and attached single garage. The gardens are of easy maintenance and viewing is recommended.

LOCATION

Beckingham is conveniently located for commuting to the surrounding centres of Retford, Gainsborough, Bawtry and Doncaster. From the A631, there are good road links to the wider motorway network with the A1M being to the west. Retford and Doncaster both provide mainline railway services to London Kings Cross (approximately 1 hour 30 minutes). Doncaster Airport only 30 minutes away by car. Beckingham is served by excellent local primary and secondary schools and is in the catchment area of the highly-regarded Gainsborough Grammar School.

DIRECTIONS

Approaching Beckingham on the A631 from Retford and reaching the roundabout, take the second exit. When entering the village, take the second left onto High Street and follow the road around to the right hand bend and no.43 will be found approximately halfway along on the left hand side.

ACCOMMODATION

Half glazed UPVC door with obscure glazing into

ENTRANCE VESTIBULE glazed wooden door into

T-SHAPED ENTRANCE HALL with half waist height wood panelled walls, ceramic tiled flooring, cupboard housing a Lennox gas warm air system with full air conditioning and additional shelved storage

cupboard to the side both housed in stained wood door fronts, access to roof void with light, ladder and boarding.

KITCHEN 15'4" x 10'8" (4.69m x 3.30m) front aspect double glazed window and with high level Velux window. An extensive range of base and wall mounted cupboard and drawer units with integrated dishwasher, Siemens electric oven and grill and combi cooker. Space for large upright fridge freezer, four ring induction hob with extractor above set into recess with tiled backing and space below for additional appliance. Ample working surfaces, inset one and a quarter stainless steel drainer unit with 3 way mixer tap with drinking water and underneath in the cupboard a water softening unit, ceramic tiled walling, part tiled walls, recessed downlighting, telephone point, half glazed door to



UTILITY ROOM 10'0" x 5'0" (3.06m x 1.56m) side aspect sealed unit double glazed window, space and plumbing for washing machine and one further appliance, one base and numerous wall mounted cupboards in wood grain effect with circular sink unit with mixer tap, ample storage below and additional working surfaces, ceramic tiled flooring.

From the kitchen, square arch into

DINING ROOM 11'4" x 10'9" (3.47m x 3.32m) half glazed door leading into the hallway, rear aspect double glazed picture window with shutters overlooking the garden, oak effect wooden flooring, stained wood skirtings, recessed downlighting, tv and telephone points.



REAR VESTIBULE with half glazed door to garden, built in cloaks cupboard ceramic tiled flooring, half glazed door to

LOUNGE 18'2" x 13'7" (5.54m x 4.19m) rear aspect double glazed window with fitted shutters and side aspect double glazed French doors with fitted shutters leading to the garden, tv and telephone points, wall light points, recessed lighting, moulded skirtings.



BEDROOM ONE 15'9" x 9'9" (4.84m maximum x 3.03m) to front of built in wardrobes, front aspect double glazed window with fitted shutters, range, floor to ceiling with wood effect sliding doors and ample hanging and shelving space, stained wood door architraves and matching skirtings, tv and telephone points, door to

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BEDROOM THREE (currently being used as a Study) 14'4" x 8'6" (4.38m x 2.61m) rear aspect obscure double-glazed window with fitted shutters, stained wood skirtings and door architraves, fitted wardrobes, tv and telephone points.



FAMILY BATHROOM side aspect obscure double glazed window, three piece white suite with panel enclosed Spa bath with corner mixer tap and handheld shower attachment, pedestal hand basin with mixer tap, low level wc, ceramic tiled flooring, tiled walls, extractor, recessed downlighting.

OUTSIDE

From High Street there is hedging to the front and side and additional fencing. There are railings with electrically operated roller gate onto sculptured driveway with space for several vehicles. The front garden has been laid for low maintenance with slated and pebbled display area, and established shrubs. The drive leads to attached **SINGLE GARAGE 17'8" x 9'7" (5.42m x 2.96m)** with roller door, power and light and personal door to rear garden. There is external lighting to the front and paved pathway to the front and side by way of a gate to a small side area which is pebbled and paved with external electric socket.

The rear garden is screened with laurel and conifer hedging and fencing. Again, has been laid for low maintenance. The garden comprises of large paved patio with external lighting and water supply with covered canopy.

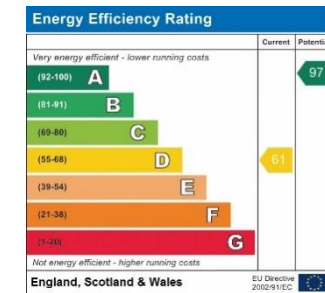
The patio does extend to the full width of the bungalow and has circular raised slabbed area and curved path leading to the rear of the plot. To the side there is a slate area with wooden pagoda above, a good area of lawn and to the rear of the plot there is a large timber shed and timber workshop both with power and lighting.

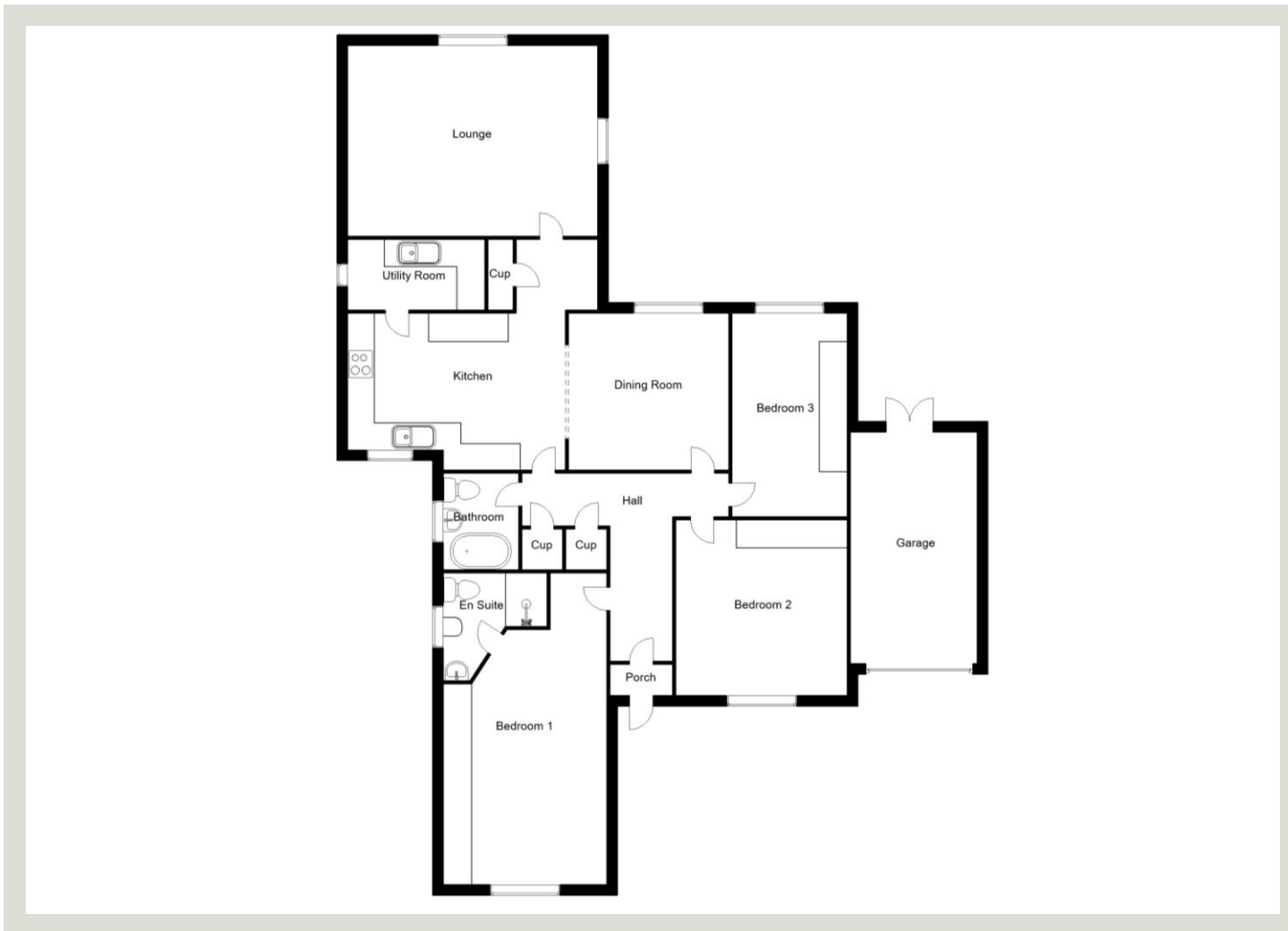
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Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.
Services: Please note we have not tested the services or 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.
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 These particulars were prepared in June 2020 and revised in September 2023.

EN SUITE SHOWER ROOM with tiled enclosed shower cubicle with independent power shower, tiled walls, glazed door, low level wc, matching bidet, vanity unit with cupboards below with inset sink with mixer tap with tiled splashback, wall mounted mirror/light, side aspect obscure double glazed window with fitted shutters, extractor, recessed downlighting.

BEDROOM TWO 12'7" x 12'4" (3.88m x 3.79m) front aspect sealed unit double glazed window with fitted shutters, stained wood skirtings and door architraves, built in mirror front wardrobes and sliding doors with ample hanging and shelving space, tv and telephone points.





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