

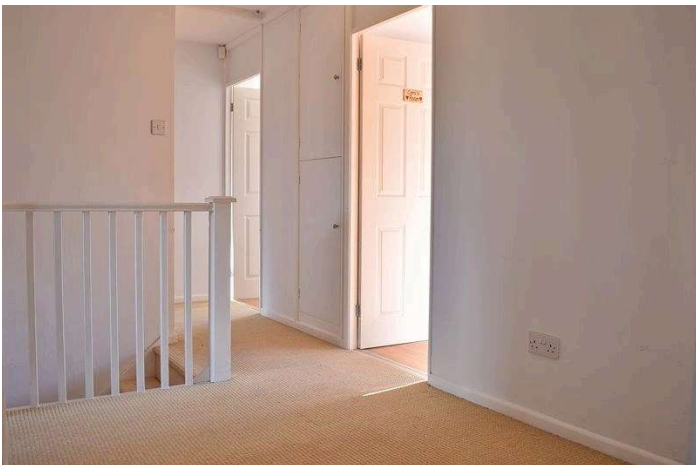
High Leys, Beckingham LN5 0RQ

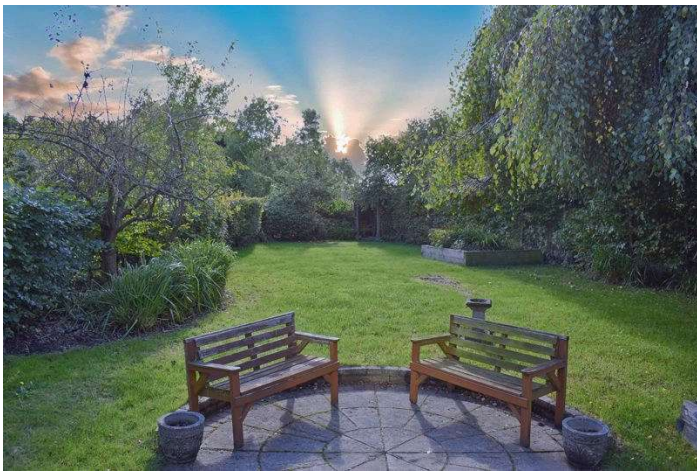


A substantial five bedroom detached family home on a delightful plot within this quiet village location. In addition to the five bedrooms, there are two reception rooms, a breakfast kitchen, utility room, cloakroom, bathroom and en-suite to the master. There is ample off road parking, an integral garage and private south facing gardens to the rear. The property is double glazed, has oil fired central heating and is available for purchase with NO CHAIN.

£425,000







Situation and Amenities

Beckingham is a rural, residential village situated just off the A17 Sleaford Road. Schooling in the area is of a high standard, the nearest primary school can be found in the nearby village of Brant Broughton. We believe there is a bus service to the William Robertson School in Welbourn and to the highly sought after schools in Sleaford. For the commuter the A1 is close by, and the A46 provides access to the cities of Nottingham, Lincoln and Leicester. The market town of Newark on Trent is just over 6 miles away and has a direct line rail connection to London Kings Cross which takes from a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch 9' 6" x 3' 7" (2.89m x 1.09m)

The entrance porch provides an excellent storage facility and has windows to either side elevation, a tiled floor and wall light points. From here a further door leads into the reception hallway.

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, utility room and lounge. The hallway has wooden flooring which flows throughout the ground floor, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and wash hand basin and has a ceiling light point, an extractor fan and a radiator.

Utility Room 8' 4" x 7' 5" (2.54m x 2.26m)

The utility room is fitted with base and wall units complemented with roll top work surfaces and matching splash backs. There is a stainless steel sink and space and plumbing for both a washing machine and tumble dryer. The room has recessed ceiling spotlights and an extractor fan. Accessed from here and sited beneath the staircase are two useful storage cupboards. From the utility room a door provides access to the breakfast kitchen.

Breakfast Kitchen 23' 6" x 17' 10" (7.16m x 5.43m) (overall dimensions at widest point)

This 'T' shaped breakfast kitchen has windows to the rear elevation and a glazed door leading into the garden. French doors lead through into the lounge and a door opening leads into the dining room. The kitchen is fitted with an excellent range of contemporary base and wall units, with contrasting roll top work surfaces and matching splash backs. There is a sink, and integrated appliances include a Neff eye level oven, Neff steam oven, warming drawers, a Neff induction hob with extractor hood above, two fridges, two freezers and a dishwasher. Located to one end of the kitchen is a small seating/dining area where there is a high level window to the side elevation. The breakfast kitchen is further complemented with recessed ceiling spotlights and a vertical panel radiator.

Dining Room 12' 5" x 10' 10" (3.78m x 3.30m)

This nicely proportioned reception room is accessed via an opening from the kitchen and has a window to the rear elevation and a door to the side hallway. The dining room has a ceiling light point and a radiator.

Side Hallway

This hallway has a half glazed door leading out to the side of the property, and a personnel door into the garage. There is a ceiling light point and a radiator.

Lounge 25' 5" x 11' 7" (7.74m x 3.53m)

This extraordinarily large reception room has a window to the front elevation and French doors into the kitchen. The focal point of the lounge is the log burning stove which is inset. The lounge has cornice to the ceiling, two ceiling light points and two radiators.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has doors into all five bedrooms and the family bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

Master Bedroom 13' 5" x 12' 5" (4.09m x 3.78m)

This excellent sized master bedroom has a window to the front elevation, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

Master Bedroom En-suite

The en-suite has an opaque window to the side and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan, shaver socket and heated towel rail.

Bedroom Two 13' 8" x 11' 7" (4.16m x 3.53m)

A further large double bedroom with a window to the front elevation, three fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 11' 7" x 8' 5" (3.53m x 2.56m)

A double bedroom with a window to the rear elevation. This bedroom also has three fitted wardrobes, a ceiling light point and a radiator.

Bedroom Four 11' 8" x 8' 5" (3.55m x 2.56m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Five 11' 8" x 7' 11" (3.55m x 2.41m) (plus door recess)

A superb sized fifth bedroom or home office, having a window to the front elevation, a ceiling light point and a radiator.

Family Bathroom 12' 5" x 7' 10" (3.78m x 2.39m) (plus door recess)

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising roll top bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower fitted. The bathroom is also complemented with a ceramic tiled floor and part ceramic tiling to the walls. There is a ceiling light point, an extractor fan, a shaver socket and a radiator. From the bathroom there access to a separate loft space.

Outside

This family home stands on an excellent sized plot and is approached via wooden gates onto a sweeping driveway providing off road parking for numerous vehicles. Gated access at the side leads around to the rear.

Integral Garage 16' 0" x 12' 7" (4.87m x 3.83m)

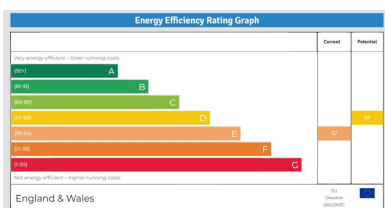
The garage has an up and over door to the front elevation and a personnel door to the side hallway. The garage is equipped with power and lighting and the central heating boiler is also located here.

Rear Garden

The south facing rear garden is of an excellent size and enjoys a good degree of privacy. The garden is laid primarily to lawn bounded by mature hedgerow. There are a number of raised beds containing a variety of mature shrubs and plants. There is a patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space.

Council Tax

The property is currently in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

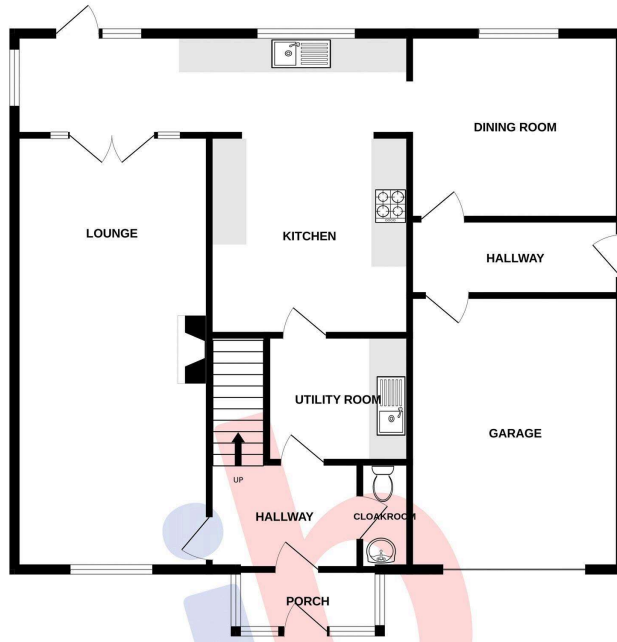
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

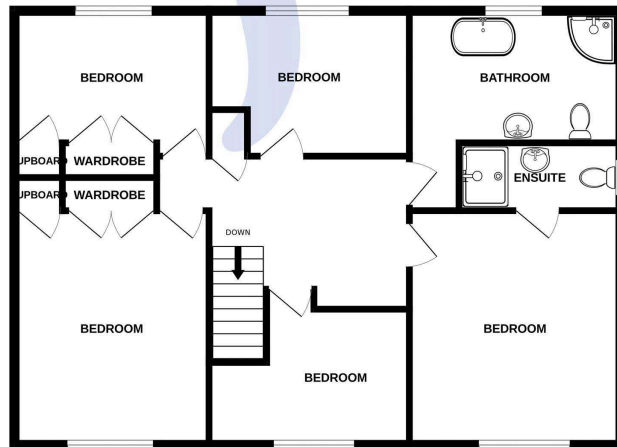
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 07 October 2024

GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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