



3 & 3A BAR ROAD SOUTH, BECKINGHAM
£595,000

BROWN & CO



3 & 3A BAR ROAD SOUTH

BECKINGHAM, DONCASTER

DN10 4QB

DESCRIPTION

Rarely available, a highly versatile and generous detached bungalow with additional living accommodation created in the roof space together with separate and purpose built high calibre detached one bedroom annexe. As such, we consider the property ideal for multi-generational living or home working, hobbies, etc.

In all, the property extends to approx. one acre, subject to site survey. A driveway with ample turning space provides parking for multiple vehicles and leads to a quality double garage. The landscaped gardens flow beyond, hosting superb garden buildings to enjoy and outdoor lifestyle and al fresco entertaining.

The property abuts fields and farmland and viewing is strongly advised.

LOCATION

Bar Road South is on the fringes of this small and popular village with some local amenities and schooling. Gainsborough town centre is within comfortable distance with good local amenities and railway stations. In addition, Retford town centre is also within comfortable distance proving comprehensive facilities, plus a mainline railway station.

The area is also surrounded by open countryside with good walks and accessibility to close villages and walks, with the A1/M1 being within reasonable access.

DIRECTIONS

What3words///wimp.provide.bright





ACCOMMODATION

Part glazed UPVC door into

ENTRANCE PORCH leading to hallway and in turn leading into

RECEPTION HALL 13'5" x 12'9" (4.10m x 3.92m) with dog legged turning staircase to the first floor gallery style landing. Amtico style flooring, telephone point, wall light points. Half glazed rear door to the courtyard.

CLOAKROOM obscure double glazed window, white low level wc, matching pedestal hand basin with mixer tap, strip light shaver socket above, oak coloured flooring. Central heating programmer/timer.

DINING ROOM 11'7" x 10'8" (3.55m x 3.28m) double glazed side aspect window. Amtico style flooring.



KITCHEN 12'2" x 10'5" (3.73m x 3.19m) side aspect double glazed window. An extensive range of cream coloured base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Built in Belling gas oven and grill. Integrated fridge, four ring gas hob with extractor above and Perspex splashback. Ample working surfaces with matching upstands. Amtico style flooring. Breakfast bar with additional cupboards and drawers.

UTILITY ROOM 7'0" x 6'5" (2.15m x 1.98m) rear aspect double glazed window. Single stainless steel sink drainer unit, matching base double cupboard with working surfaces with matching upstands, floor standing gas fired central heating boiler. Space for large American style fridge freezer. Access to roof void.



LOUNGE 23'9" x 13'0" (7.28m x 3.97m) with double glazed windows and French doors leading into the garden room. Feature limestone fireplace with coal effect gas living flame fire with matching raised hearth. TV points, recessed lighting, spiral staircase to the first floor.

GARDEN ROOM 23'5" x 8'0" (7.15m x 2.46m) brick base with double glazed windows and French doors to garden. Wall light points, ceramic tiled flooring, radiators.

BEDROOM ONE 12'6" x 10'6" (3.83m x 3.24m) measured to front aspect double glazed bay window with fitted Hilary's blinds. A good range of floor to ceiling built in wardrobes with mirror fronted sliding doors and ample hanging and shelving space. Telephone point. Sliding door to



EN SUITE SHOWER ROOM side aspect obscure double glazed window. Walk in shower cubicle with glazed door and aqua boarding surround. Electric shower with handheld attachment and raindrop shower head, vanity unit with inset sink and white cupboards below. Low level wc. Tiled walls. UPVC clad ceiling with recessed lighting. Extractor, wall mounted heated mirror. Chrome towel rail radiator.

BEDROOM TWO 12'6" x 11'8" (3.83m x 3.60m) measured to front aspect double glazed bay window with fitted Hilary's blinds and side aspect double glazed window.

BEDROOM THREE 13'5" x 10'3" (4.10m x 3.13m) measured to side aspect double glazed bay window with Hilary's blinds. TV point. Built in floor to ceiling wardrobes with mirror fronted sliding doors.

FAMILY BATHROOM 12'5" x 8'9" (3.81m x 2.72m) side aspect obscure double glazed window. Four piece white suite comprising panel enclosed bath, vanity unit with inset sink and high gloss white cupboard and drawers below. Low level wc with concealed cistern. Separate walk in tile enclosed shower cubicle with electric shower and handheld attachment and glazed screen. Built in airing cupboard with factory lagged hot water cylinder with fitted immersion and shelving. Tiled walls, ceramic tiled flooring, chrome towel rail radiator and extractor.

FIRST FLOOR

MEZZANINE LANDING vaulted ceiling, side aspect Velux window, spotlighting, wall light points. Built in eaves storage cupboard with lighting.

SITTING ROOM/BEDROOM FOUR 19'2" x 20'7" (5.84m x 6.30m) reduced head height, two side aspect large double glazed Velux windows. TV and telephone points. Small eaves storage cupboard.

BEDROOM SIX/OFFICE 19'4" x 10'4" (5.92m x 3.16m) two side aspect Velux double glazed windows, TV and telephone points. Door through to

SECOND SITTING ROOM/BEDROOM FIVE 23'8" x 12'10" (7.26m x 3.95m) with rear aspect large double glazed Velux window with fitted blind and views to the gardens and adjoining fields beyond. Wall mounted electric fire. Exposed ceiling timbers, spotlight, TV point. Spiral staircase leading down into the lounge.

OUTSIDE

The property has double wrought iron gates to long driveway providing parking for several vehicles which in turn leads to **DETACHED DOUBLE GARAGE 19'3" x 18'4" (5.88m x 5.60m)** with two electrically operated roller doors with power, lighting and personal door into the garden. The drive and front garden is screened by hedging and fencing. The total plot extends to approximately one acre, subject to site survey, of attractive and well stocked gardens. The front garden has a good area of lawn with established shrub, flower beds and borders. Indian stone paved path to the main front door with lighting with a pebbled area. Pedestrian gate giving access to the side courtyard which is paved and currently has a raised koi pond with additional power and lighting, this is also accessible into the rear hallway and provides access to the main garden. External power supply.

From the driveway this leads to the main formal gardens which is fenced and hedged to all sides. To the front of the annexe is a low maintenance pebbled garden with lighting, side paved patio leading to the rear of the annexe with pathway also leading to the main garden.

Additional paved patio to the annexe with wall surround. The main garden is lawned with well stocked and established shrub, flower beds and borders. There is a detached shed **4.88m x 3.65m (16' x 12')** with power and lighting.





The gardens adjoin and abut open farmland. To the rear of the plot is a wild area of garden and a look out point.
Detached Studio 6.09m x 3.05m (20' x 10') with bifold double glazed doors and windows with wood clad walls and ceiling, TV point, power and lighting. Paved patio. This part of the patio looks southerly. To the rear of the plot is an additional timber summer house.

ANNEXE – 3A Bar Road South

Canopied covered entrance with part glazed UPVC door with obscure sidelight windows into

ENTRANCE HALL oak coloured flooring, access to roof void. Built in shelved cupboard.

SITTING ROOM 21'8" x 20'6" (6.63m x 6.29m) maximum dimensions with side aspect double glazed window. Rear aspect double glazed window looking into the garden room, TV and telephone points. Wood framed double glazed French doors into

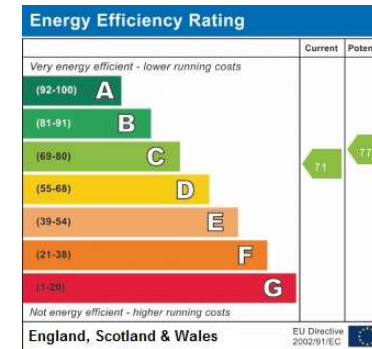
GARDEN ROOM 19'2" x 13'3" (5.86m x 4.04m) maximum dimensions, brick base with double glazed windows and UPVC double glazed French doors into the garden. Vaulted ceiling, part brick faced walls, wall light points, ceramic tiled flooring, TV aerial lead.

KITCHEN 9'8" x 7'8" (3.00m x 2.39m) a good range of cream coloured base and wall mounted cupboard and drawer units, single sink drainer unit with mixer tap. Built in electric oven and grill. Electric hob with extractor above. Ample working surfaces, integrated fridge and freezer. Wall mounted gas fired central heating boiler. Laminate flooring, part tiled walls. Spot lighting.

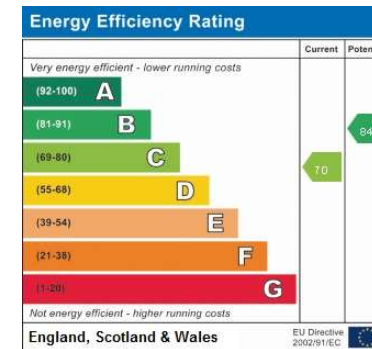


BEDROOM 11'4" x 9'5" (3.47m x 2.90m) side aspect double glazed window. Full length range of built in bedroom furniture incorporating wardrobes with ample hanging, shelving and drawers. Two two drawer bedside cabinets and matching four drawer free standing chest. TV point.

BATHROOM front aspect obscure double glazed window. Four piece white suite with panel enclosed bath, pedestal hand basin, low level wc. Tile enclosed shower cubicle with electric shower and glazed screen. Ceramic tiled flooring, part tiled walls, extractor.



3 Bar Road South



3a Bar Road South

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 3 Bar Road South is in Band F and 3a Bar Road South (annexe) 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 finalizing their offer to purchase.

Plans: The plans 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.

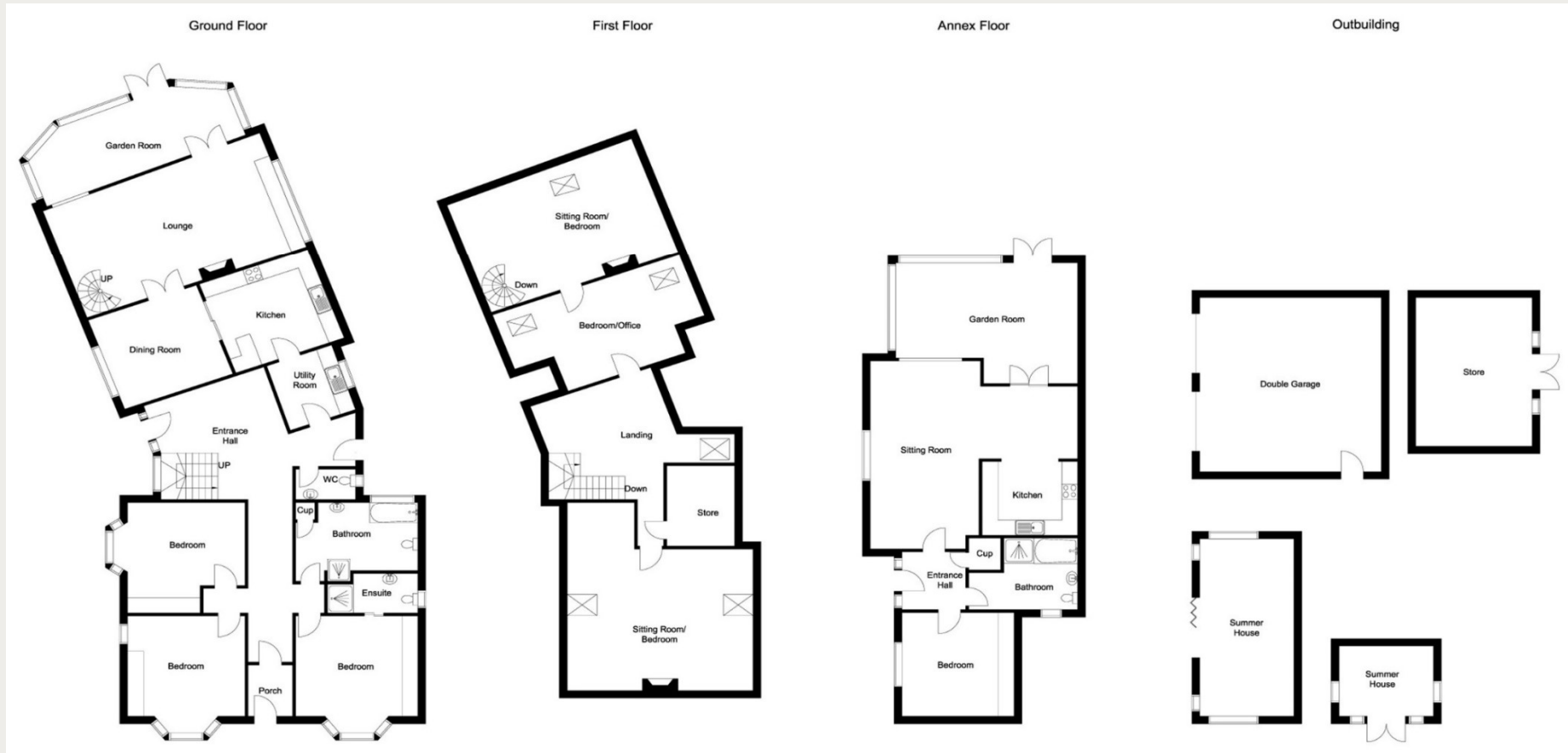
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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Your home may be repossessed if you do not keep up repayments on your mortgage.

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These particulars were prepared in May 2023.



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