



DUNELM HOUSE, BECKINGHAM
£475,000

BROWN & CO

DUNELM HOUSE, HIGH STREET, BECKINGHAM, DN10 4PQ

DESCRIPTION

A substantial four bedroom detached family home built in 1982 providing good sized generous accommodation throughout. The property is situated on a very good sized plot and nicely tucked away off the High Street in this popular village of Beckingham. There is a spacious entrance hall, dual aspect lounge with multi fuel log burner leading into a separate dining area. In addition, there is a modern kitchen breakfast room, ample parking and attached double garage. The property does also provide the opportunity for further extensions to enhance the living accommodation (subject to usual planning consents). Viewing is strongly recommended.

LOCATION

Beckingham is conveniently located for commuting to surround centres of Retford, Gainsborough, Bawtry and Doncaster. From the A631 there are good road links to the wider motorway network with A1M lying to the west of Retford. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford). Local primary schooling is available within the village and there are a variety of other secondary educational facilities in the area including Queen Elizabeth's (Gainsborough Grammar) in Gainsborough.

DIRECTIONS

what3words///usage.cello.craziest

ACCOMMODATION

COVERED ENTRANCE with external light, brick pillars and block paved raised step. Half glazed UPVC door with double glazed windows to the side into

Good sized **ENTRANCE HALL 12'6" x 12'2" (3.82m x 3.741m)** dog legged turning staircase to gallery style landing with under stairs storage, moulded skirting, central heating thermostat, wall light point, part brick faced walls.

CLOAKROOM with white low level wc with concealed cistern, rectangular inset hand basin with mixer tap and range of cupboards below. Display shelving and matching upstand. Wood effect laminate flooring, extractor fan and spotlight.

LOUNGE 23'5" x 13'7" (7.17m x 4.18m) front aspect double glazed window and rear aspect double glazed square bay window with fitted window seat, storage below and feature timber surround. Feature inglenook fireplace with oak bressummer and raised brick hearth with fitted multi fuel log burner, display niches and lighting. TV point. Wall light points, attractive corncicing. Leading through to



DINING AREA 11'0" x 10'9" (3.37m x 3.32m) rear aspect double glazed French doors leading into and overlooking the attractive well stocked gardens. Feature floor to ceiling brick wall, wall light points, return door to hall.



KITCHEN BREAKFAST ROOM 20'4" x 10'9" (6.23m x 3.33m) with two double glazed windows overlooking the garden. An extensive range of cream coloured base and wall mounted cupboard and drawer units. 1¼ composite sink drainer with mixer tap, integrated dishwasher below. Neff hob with extractor above. Built in Neff double oven and grill. Integrated fridge and freezer. Glazed display cabinet. Ample working surfaces with matching upstands, part tiled walls, concealed lighting to the cupboards, ceramic tiled flooring, small breakfast bar. Door to



UTILITY ROOM 10'10" x 9'2" (3.35m x 2.80m) side aspect double glazed window and half glazed door to garden. Double base cupboard with single stainless steel sink drainer unit, space and plumbing for washing machine and one further appliance. Space for upright fridge freezer. Ceramic tiled floor. Working surfaces with matching upstands. Central heating programmer. Door to garage. **PANTRY** with shelving.

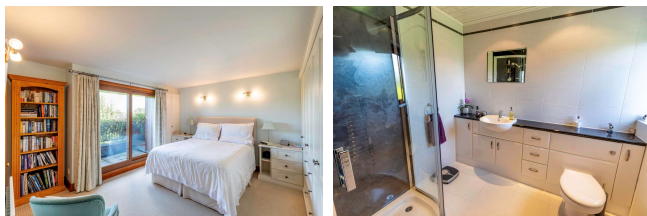
STUDY 11'3" x 8'0" (3.43m x 2.46m) front aspect double glazed window. Telephone point. Spotlight.

FIRST FLOOR

GALLERY LANDING with front aspect double glazed window. Built in airing cupboard with factory lagged hot water cylinder and fitted immersion. Wall light points.

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BEDROOM ONE 15'4" x 13'9" (4.68m x 4.24m) rear aspect double glazed sliding patio doors to balcony overlooking the garden. A good range of fitted furniture comprising wardrobes with hanging and shelving, ample supply of drawers and knee hole dressing table unit. Wall light points. Door to



EN SUITE SHOWER ROOM rear aspect obscure double glazed window. Corner fitted shower cubicle with glazed screen, aqua boarding style splashback, mains fed shower with handheld attachment, white low level wc with concealed cistern and vanity unit all set in white high gloss cupboard and drawers with display shelving above. Ceramic tiled flooring, tiled walls. UPVC clad ceiling with recessed downlighting. Chrome towel rail radiator.

BEDROOM TWO 12'2" x 10'0" (3.72m x 3.07m) measured to front of full length range of built in wardrobes with ample hanging and shelving space. Front aspect double glazed window.



BEDROOM THREE 12'2" x 11'6" (3.71m x 3.37m) rear aspect double glazed window with views to the garden.



BEDROOM FOUR 15'3" x 9'3" (4.67m x 2.82m) front aspect double glazed window.

FAMILY BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath with electric shower over and handheld attachment. Pedestal hand basin and low level wc. Wood effect laminate flooring, tiled walls, shaver socket, spotlight.



OUTSIDE

Approached via High Street is a driveway with ample turning space and providing parking for several vehicles. The front garden is screened by high leylandii hedging, some well stocked and established shrub, flower beds and borders. Nice area of sculptured lawn with attractive shrub borders.

The driveway leads to **ATTACHED DOUBLE GARAGE 17'8" x 16'7" (5.43m x 5.08m)** with two up and over doors, power, lighting, eaves storage space and wall mounted gas fired central heating boiler. To the side of the garage is additional parking ideal for campervan/motorhome.

The rear garden is a great feature of the property and is extremely well manicured and landscaped, hedged predominantly to the sides with recently installed fencing to the rear. Full width patio with external lighting and water supply. Large area of sculptured lawn with brick edging, well stocked and established shrub, flower beds and borders. Selection of fruit trees. Two timber sheds, one with attached large log store. Pergola with circular patio and brick edging.

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 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.

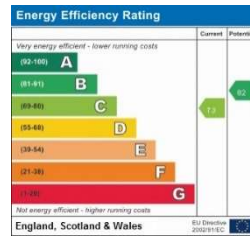
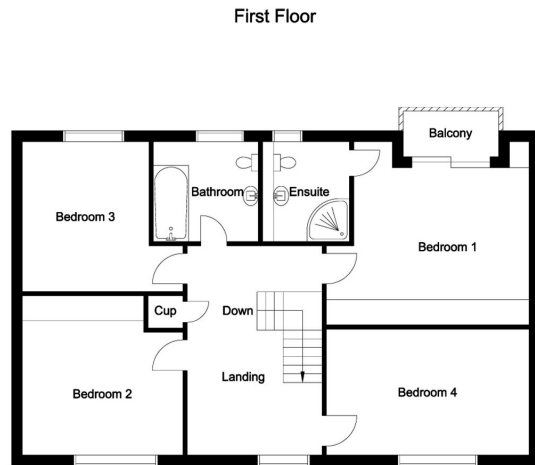
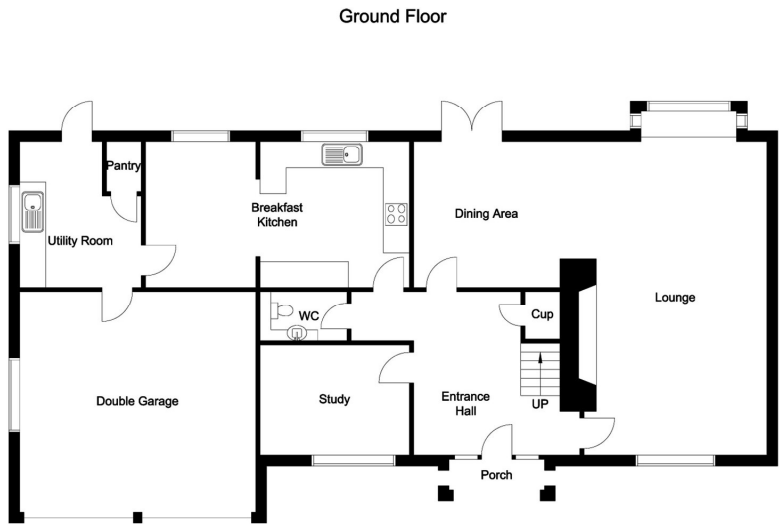
Viewing: Please contact the Retford office on 01777 709112.

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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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These particulars were prepared in September 2023.



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