

HoldenCopley

PREPARE TO BE MOVED

Rectory Street, Beckingham, Lincolnshire LN5 0RG

Guide Price £525,000

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GUIDE PRICE £525,000-£550,000

This substantial detached house seamlessly combines timeless character and modern luxury, offering a truly unique living experience. Exposed beams and brick walls, paired with luxurious flooring and recessed spotlights, create a warm, inviting atmosphere throughout. The abundance of large double-glazed windows allows natural light to flood the rooms, highlighting the elegant finishes and spacious interiors. Nestled in the heart of the picturesque village of Beckingham, this home is surrounded by charming period properties, including a number of listed buildings, a historic church, and a popular restaurant. Beckingham offers a tranquil village lifestyle, with easy access to open fields and excellent transport connections, including the A17, A1, and A46. The highly regarded Brant Broughton C of E Primary School, rated 'Good' by Ofsted, is nearby, along with several secondary school options, including the Sir William Robertson Academy in Welbourn, also rated 'Good'. Situated just 5 miles from Newark-on-Trent, with direct trains to London Kings Cross in 1 hour 20 minutes, and within easy reach of Lincoln and Nottingham, this village offers the perfect blend of rural charm and city convenience. Internally, the home is equally impressive, with a spacious entrance hall, a cosy living room, and a family room with a charming log-burning stove. The stylish fitted kitchen, with sleek Corian worktops, flows seamlessly into the snug, featuring bi-folding doors that open to the garden. A separate utility room and a ground-floor W/C add to the convenience. Upstairs, two large double bedrooms each benefit from their own galleried mezzanines, providing space for a dressing room or study and offering en-suite bathrooms. Two further double bedrooms and a family bathroom complete the first floor. Outside, the property features a front driveway with an electric car charging point, while the rear garden is a peaceful haven with a patio and new decking area.





- Substantial Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Open Plan Snug
- Utility & W/C
- Two Galleried Mezzanines With En-Suites
- Family Bathroom Suite
- Private Garden With Raised Decking Area
- Driveway With Integral Garage & EV Charging Point
- Village Location





GROUND FLOOR

Entrance Hall

6'0" x 10'4" (1.83m x 3.15m)

The entrance hall features wooden flooring, carpeted stairs, a radiator, a built-in double-door cupboard, recessed spotlights, a wall-mounted security alarm panel, and a single wooden door with a glass insert that leads into the main accommodation.

Living Room

14'7" x 11'8" (4.45m x 3.56m)

The living room features a double-glazed window to the front, carpeted flooring, exposed ceiling beams, a TV point, recessed spotlights, a radiator, and open access to the family room, creating a seamless flow between spaces.

Family Room

14'11" x 17'6" (4.57m x 5.35m)

The family room has carpeted flooring, an exposed brick chimney breast with a log-burning stove, exposed ceiling beams, recessed spotlights, a radiator, built-in recessed bookshelves, and a full-height double-glazed window at the rear, flooding the space with natural light.

Kitchen Diner

12'3" x 24'11" (max) (3.74m x 7.62m (max))

The kitchen features fitted shaker-style base and wall units with Corian worktops and under-cabinet lighting, an undermount sink with a Franke FilterFlow Tasso swivel tap, and space for an Aga cooker with an extractor fan. There is also space and plumbing for a dishwasher, a freestanding American-style fridge freezer, and room for a dining table. Additional highlights include Kardean flooring, recessed spotlights, exposed ceiling beams, a radiator, a double-glazed front window, an exposed brick feature wall, and open access to the snug.

Snug

11'8" x 9'0" (3.58m x 2.75m)

The snug features seamless Kardean flooring, a partially vaulted ceiling with a large skylight that fills the space with natural light, a side-facing double-glazed window, recessed spotlights, and bi-folding doors that open directly onto the rear garden.

Utility Room

5'5" x 8'4" (1.67m x 2.55m)

The utility room is equipped with shaker-style base and wall units topped with a wooden worktop, a stainless steel sink with a movable swan neck mixer tap and drainer, and space for both a washing machine and a tumble dryer. It features Kardean flooring, recessed spotlights, a radiator, a rear-facing double-glazed window, and a single door providing direct access to the garden.

W/C

3'8" x 5'4" (1.14m x 1.63m)

This space has a low level flush w/c, a wash basin, Kardean flooring, a chrome towel rail, recessed spotlights, and a chrome extractor fan.

FIRST FLOOR

Landing One

11'1" x 7'11" (3.39m x 2.43m)

The landing has carpeted flooring, a radiator, recessed spotlights, an extractor fan, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

15'0" x 17'8" (4.57m x 5.38m)

The main bedroom features double-glazed windows to the side and rear, carpeted flooring, and a vaulted ceiling with an exposed beam for added character. Additional highlights include recessed spotlights, a radiator, and access to a galleryed mezzanine that leads to a dedicated dressing area and a private en-suite.

Dressing Area

8'7" x 9'11" (2.63m x 3.04m)

The dressing area is complete with carpeted flooring, recessed spotlights, and a side-facing double-glazed window. It also features two built-in cupboards, exposed beams, and direct access to the en-suite.

En-Suite

8'7" x 7'11" (2.63m x 2.43m)

The en-suite features a low-level flush WC, a period-style pedestal wash basin, and a shower enclosure with twin rainfall showerheads and a sliding screen door. It also offers tiled flooring, partially tiled walls, an electrical shaving point, a heated towel rail, built-in storage shelves, and exposed beams. The vaulted ceiling, recessed spotlights, chrome extractor fan, and skylight window.

Bedroom Two

12'7" x 20'6" (3.86m x 6.26m)

The second bedroom features a double-glazed window to the front, a Velux window to the rear, and carpeted flooring. It has exposed ceiling beams, eaves storage, recessed spotlights, and a radiator. Additionally, steps lead up to a second galleryed mezzanine.

Study

9'4" x 10'9" (2.84m x 3.28m)

This space has carpeted flooring, recessed spotlights, an exposed beam on the ceiling, a vaulted ceiling, a Velux window, and access into the second en-suite.

En-Suite Two

8'10" x 9'11" (2.70m x 3.04m)

The second en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower and a sliding shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, exposed beams on the walls and ceiling, a vaulted ceiling, recessed spotlights, an electrical shaving point, and a Velux window.

Bedroom Three

14'7" x 9'11" (4.47m x 3.04m)

The third bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and two in-built cupboards.

Bedroom Four

9'11" x 13'3" (3.04m x 4.05m)

The fourth bedroom has a double-glazed window to the front elevation, carpeted flooring, recessed spotlights, and a radiator.

Bathroom

6'2" x 7'11" (1.88m x 2.43m)

The bathroom includes a low-level flush WC, a pedestal wash basin, and a tiled bath with a mains-fed shower and screen. It features partially tiled walls and flooring, a chrome heated towel rail, an electrical shaving point, recessed spotlights, a chrome extractor fan, and a double-glazed obscure window to the front.

Landing Two

10'0" x 3'11" (3.05m x 1.19m)

The second landing has carpeted flooring, an exposed beam, recessed spotlights, a vaulted ceiling, and overlooks the ground floor.

OUTSIDE

Front

The front of the property features a block-paved driveway with access to the garage, a wall-mounted electric car charging point, external lighting, and lawned areas. Gated access leads to the rear garden.

Rear

The rear of the property offers a private, enclosed garden featuring a patio area, decking, and a lawn. It also includes courtesy lighting, a variety of plants and shrubs, external power sockets, and fenced boundaries, providing a peaceful and functional outdoor space.

ADDITIONAL INFORMATION

Broadband – Openreach
Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
Phone Signal – Mostly 4G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Oil central heating
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

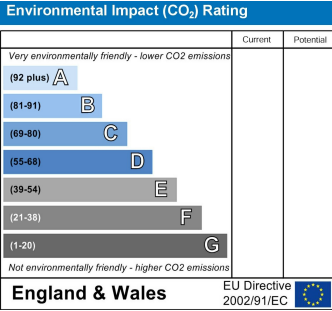
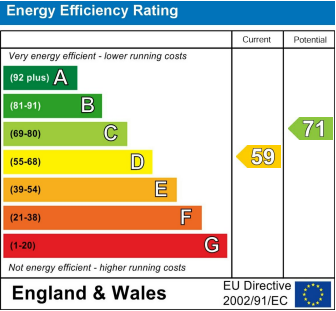
Council Tax Band Rating - North Kesteven District Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

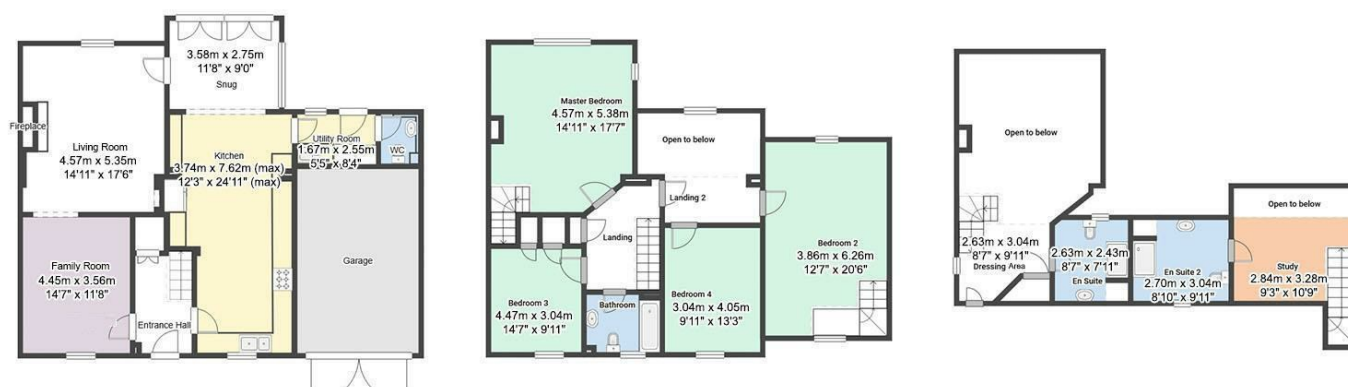
The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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