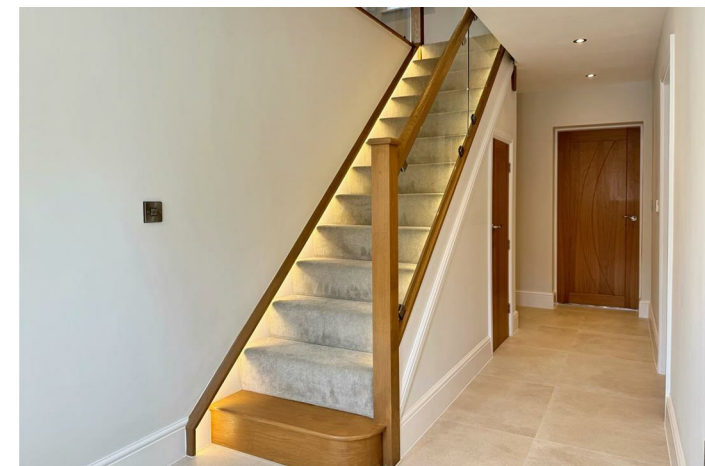




## PLOT 2 CHURCH STREET DONCASTER, DN10 4PH

**£529,995**  
**FREEHOLD**

### PLOT 2 CHURCH STREET

A modern, high specification new home located on a small development in the beautiful village of Beckingham. Close to Beckingham Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. For secondary education, the commodious plot sits well within the catchment area for the highly regarded Queen Elizabeth's Grammar School, which is easily accessible by school bus. Excellent commuter links via the A1 and A631 offer easy access to neighbouring towns, to include Retford, Bawtry and Gainsborough, which showcase a further wealth of everyday conveniences.

Built by an independent developer, these well thought out homes offer a bespoke build and quality finish throughout giving a flexible living accommodation which would suit a range of buyers including multi-generational families.

**Kendra  
Jacob**

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JBS Estates

# PLOT 2 CHURCH STREET

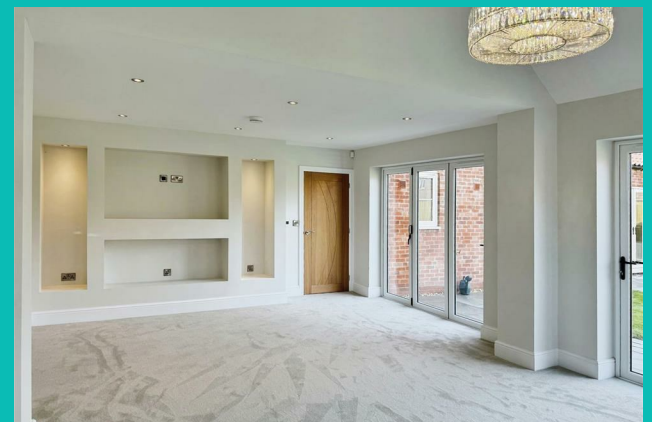
## SUMMARY

• DETACHED • FOUR BEDROOMS • EN SUITE  
TO THE MASTER BEDROOM • DESIRABLE  
VILLAGE LOCATION • BESPOKE BUILD & HIGH  
SPECIFICATION THROUGHOUT • DOUBLE  
GARAGE • FOUR RECEPTION ROOMS • CLOSE  
TO LOCAL SCHOOLS AND AMENITIES





## PLOT 2 CHURCH STREET







## PLOT 2 CHURCH STREET

### ADDITIONAL INFORMATION

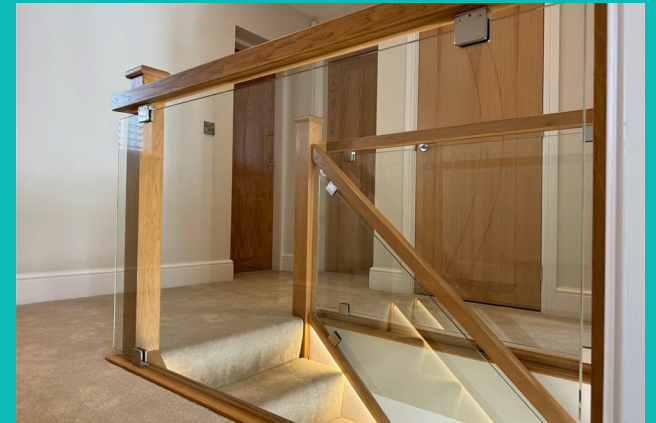
**Local Authority –**

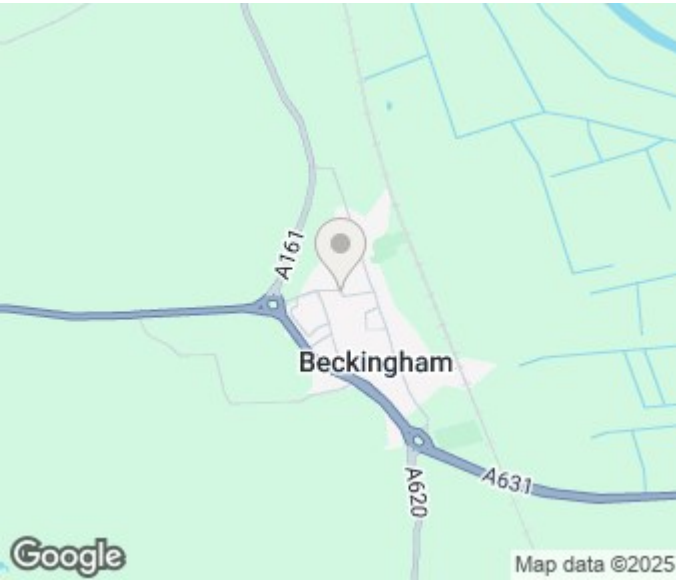
**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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