



12 The Crescent,
Beckingham, DN10 4PR



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2

£260,000

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This three double bedroom family home, sits in a stunning, generous corner plot with huge potential, measuring more than 1/8th acres. The property is ideally situated to access the amenities of Bawtry, Gainsborough, and Retford and offered with no onward chain. This extended property features ample reception space including an excellent-sized lounge, study, dining room and kitchen, as well as three double bedrooms and a shower room on the first floor. The plot features gardens to three sides, with rear view towards All Saints Church and offers off-road parking facilitated by a driveway (to accommodate up to three vehicles) and an oversized single garage.





RECEPTION HALL 2.11m x 3.25m (6'11" x 10'8")

Broadband point, double glazed obscure front entrance door with double glazed sidelight, double panel radiator, double-doored cloaks cupboard with hanging rail within, staircase leading to 1st floor.

SITTING ROOM 4.56m x 6.77m (15'0" x 22'2")

Double glazed bay window to front aspect, fireplace with gas fire within.

STUDY 2.45m x 3.32m (8'0" x 10'11")

Double glazed windows to rear and left aspects

DINING ROOM 3.32m x 3.35m (10'11" x 11'0")

Under stair storage cupboard with shelving, range of base and tall units with shelving, opening into kitchen.

KITCHEN 2.45m x 3.66m (8'0" x 12'0")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with matching upstand. Space and supply for a dual fuel cooker serving hatch leading to study, single bowl sink and drainer, double glazed windows to rear and right aspects, obscure glazed door to the right aspect

1ST FLOOR-LANDING 1.82m x 3.35m (6'0" x 11'0")

Double glazed window to right aspect, cupboard housing hot water storage tank, hatch accessing roof space.

BEDROOM ONE 3.32m x 3.81m (10'11" x 12'6")

Double glazed window to front aspect, double panel radiator, a range of fitted bedroom furniture including wardrobe units, bed cupboards, and a dressing table with drawers.

BEDROOM TWO 2.69m x 3.99m (8'10" x 13'1")

Double glazed window to front aspect, double panel radiator, double-doored wardrobe unit with hanging rail and shelving within.

BEDROOM THREE 2.35m x 3.07m (7'8" x 10'1")

Double glazed window to front aspect, double panel radiator, bulkhead storage cupboard with hanging rail and shelf within.

SHOWER ROOM 1.68m x 2.68m (5'6" x 8'10")

Walking shower enclosure with 'Mira' electric shower within, low level flush WC, wash hand basin, double glazed obscure windows to rear aspect.





**NEWTON
FALLOWELL**



GARAGE 2.74m x 6.97m (9'0" x 22'11")

Open door to front aspect, wall-mounted gas-fired central heating boiler.

GARDENS & GROUNDS

The property features a driveway to the front aspect leading to the attached garage. There are lawned areas to the front and side, with a low-maintenance garden area to the rear. The gardens are enclosed behind fencing and hedging to all aspects.

TENURE

Freehold

COUNCIL TAX

Band C

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



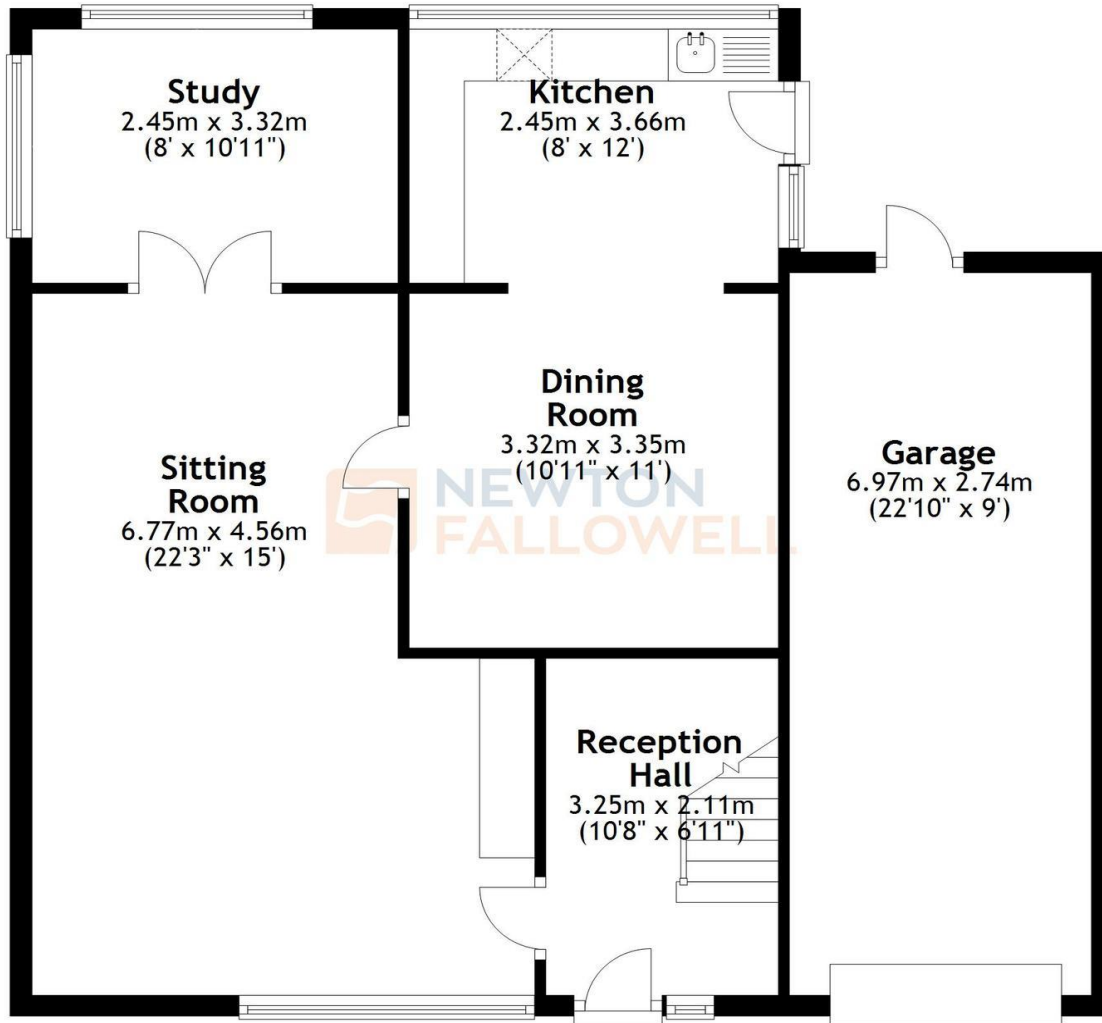
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

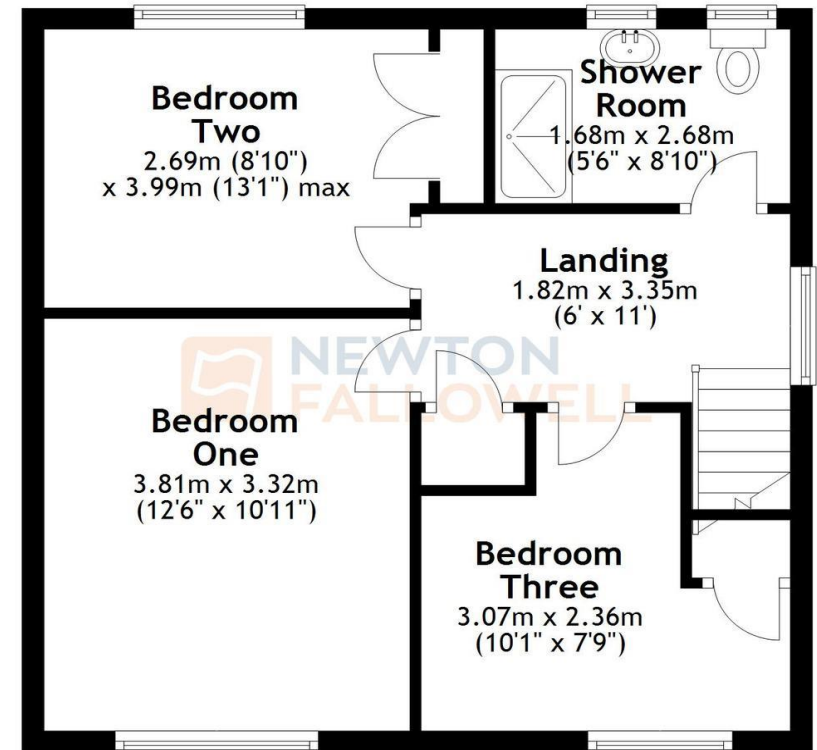




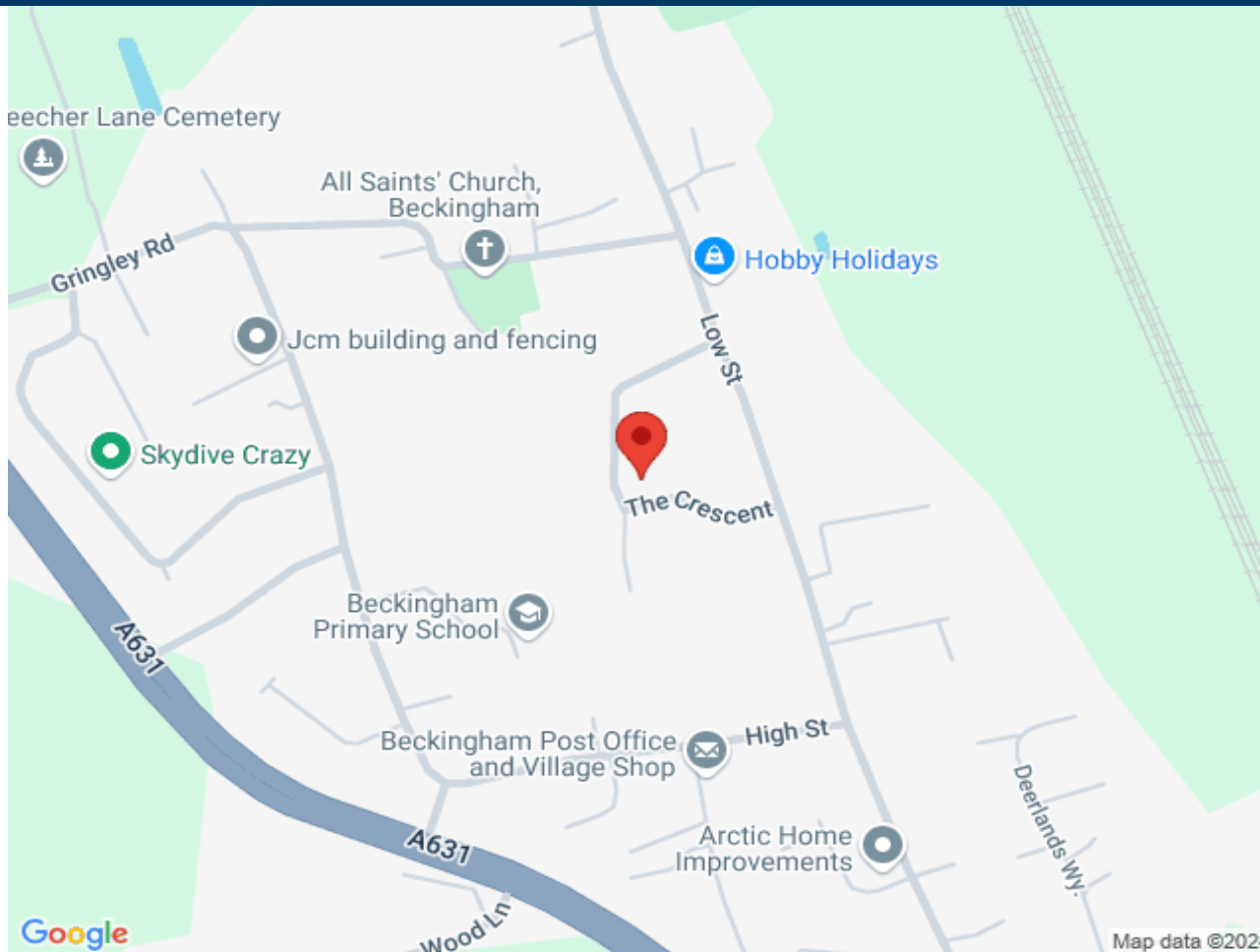
Ground Floor



First Floor



Total area: approx. 128.0 sq. metres (1377.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

