



**Connells**

Kingfisher House Hillside  
Beckingham Lincoln



## Property Description

Connells are proud to present this executive, gated five bedroom detached family home enjoying character from top to bottom. This self-built home has been beautifully maintained and adapted by the current owners to create a well-proportioned kitchen entertaining space with an impressive garden. This accommodation includes a separate dining room adjacent to the kitchen and an extra utility space leading into the double garage. Both the sports bar and sun room provide the perfect environment for those cosy evenings or festive gatherings. Upon exiting the sun room, you are greeted with a lovely patio area with steps leading down to the bank of the River Witham. Five bedrooms upstairs with built in wardrobes in two bedrooms, as well as the ensuite to the master, a good size family bathroom and WC downstairs. This bespoke home provides everything a growing family wants and needs.

Beckingham is a pretty village close to both Newark, Lincoln, Grantham and Sleaford. The village provides fantastic access to a number of main roads; A1, A17 and A46. Both Newark & Grantham have the high speed rail link to London Kings Cross in just over an hour.

Stairs to first floor, laminate flooring and radiator.

## Cloakroom

Double glazed window to front, wash hand basin, WC and radiator.

## Lounge

Double glazed windows to front and rear, brick built fireplace surround and log burner, coving and spot lights.

## Sports Bar

11' 1" x 14' 8" ( 3.38m x 4.47m )

Double glazed Velux window to side, wood laminate flooring and sliding doors to rear.

## Kitchen / Dining / Family Room

23' 8" x 12' 9" ( 7.21m x 3.89m )

Double glazed window to side overlooking green space, double doors to rear garden, wood laminate flooring, radiator, stainless steel sink/drainer with mixer tap, domino induction hob, double cooker, island with BBQ cooking and door to sports bar.

Dining Room - Double glazed window to front, spot lights and radiator.

## Entrance Porch

Door to front.

## Entrance Hall

## Utility Room

9' 3" x 7' 5" ( 2.82m x 2.26m )

Matching wall and base units, wood flooring, plumbing for washing machine, double glazed

window to rear.

## First Floor

## Landing

Radiator.

## Bedroom One / Dressing Room

17' 9" x 13' 6" ( 5.41m x 4.11m )

Double glazed window to front, walk through to dressing room with double built in wardrobes each side, radiator spot lights, door to en-suite.

## En-Suite

Double glazed window to front, vanity wash hand basin with underneath storage, WC, shower cubicle, heated towel rail, tiled flooring and walls and spot lights.

## Bedroom Two

12' 7" x 12' 8" ( 3.84m x 3.86m )

Double glazed window to side, built in wardrobes, spot lights and radiator.

## Bedroom Three

11' 8" x 10' 10" ( 3.56m x 3.30m )

Double glazed window to side, spot lights and radiator.

## Bedroom Four

12' 9" x 8' 11" ( 3.89m x 2.72m )

Double glazed window to front, spot lights and radiator.

## Bathroom

Window to rear, corner bath, tiled surround, spot lights, wash hand basin, WC and shower cubicle.

## Bedroom Five

9' 8" x 12' 11" ( 2.95m x 3.94m )

Double glazed window to side and radiator.

## Outside

## Rear Garden

Enclosed, mainly laid to lawn, mature shrubs and plants, patio area and path to seating area. There is also decking area overlooking the river Witham.

## Front Garden

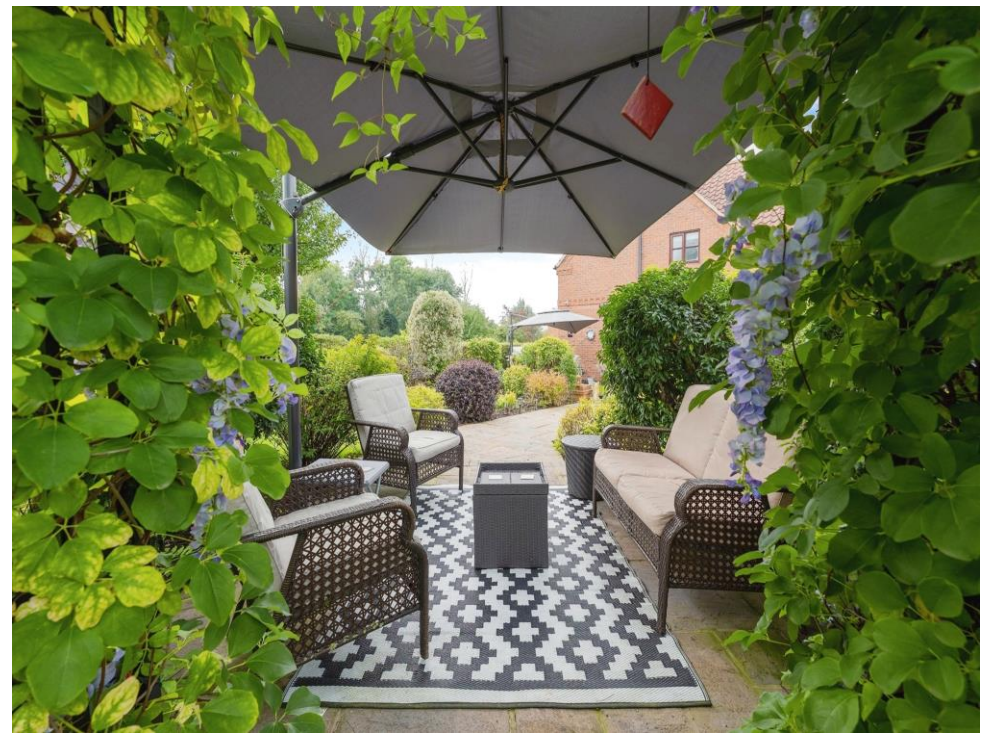
Private block paved driveway, hedged surround, off road parking for several vehicles.

## Double Garage

19' 3" x 18' 3" ( 5.87m x 5.56m )

Two up and over doors, brick built, double glazed window to rear and power and lighting.









**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Freehold

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