



Cherry Trees Rectory Street, Beckingham,
Lincoln, LN5 0RG

£295,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached two bedroomed bungalow and former workshop building standing with a walled frontage within the Beckingham village conservation area. The bungalow was built circa.1996 and has uPVC double glazing and oil fired central heating. General modernisation, redecoration and floor coverings are required whilst the existing building and plot size offers considerable potential.

The accommodation comprises a canopy porch, entrance hall, lounge with patio doors to the rear garden, kitchen and dining space, back porch, two double sized bedrooms and the family bathroom.

The village of Beckingham is situated six miles east of Newark and is bypassed by the A17 trunk road. The village is just inside the Lincolnshire border and South Kesteven District Council. The nearest primary school within the Lincolnshire education system is at Brant Broughton (two miles) The Sir William Robertson academy secondary school (approximately 6 miles) with school bus services available. The village is within a few minutes traveling distance of Newark on Trent providing an excellent range of shopping facilities, amenities and railway services. Journey times from Newark Northgate station to London kings cross are just over 75 minutes. Access points to the A1 trunk road are within 4 miles.

The property provides the following accommodation:

GROUND FLOOR

CANOPY PORTCH

ENTRANCE HALL

13'3 x 4'9 (4.04m x 1.45m)

Radiator, hatch to the roof space

LOUNGE

17'11 x 12'11 (5.46m x 3.94m)



Sliding patio doors and window, radiator, fireplace with electric fire.



DINING KITCHEN

18'3 x 9'9 (5.56m x 2.97m)



Wall units, base units, working surfaces and sink unit. Integrated electric hob and oven, plumbing for a washing machine. Ceramic tile floor, radiator and Wallstar oil fired central heating boiler.

BACK PORCH

4'10 x 4'7 (1.47m x 1.40m)

Built in cupboard and rear entrance door.

BEDROOM ONE

13' x 10'10 (3.96m x 3.30m)

(excluding the door recess)



Radiator.

BEDROOM TWO

13' x 9'9 (3.96m x 2.97m)



Radiator

BATHROOM

9'5 x 7'2 (2.87m x 2.18m)



Avocado coloured suite comprising bath, basin and low suite WC, radiator, airing cupboard containing hot water cylinder.

OUTSIDE



The property stands on substantial plot with walled frontage and a field gate entrance.

FORMER WORKSHOP

25' x 15' (7.62m x 4.57m)



Timber framed and corrugated tin cladding, double doors and three windows.



Gravel driveway with ample parking space

NOTE

There is a deep well located within the front garden area. This is covered and accessible.

RESTRICTIVE COVENANT

The property is subject to a covenant restricting the use of the land for one dwelling only.

SERVICES

Mains water, electricity and drainage are all connected to the property.

TENURE

The property is freehold.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

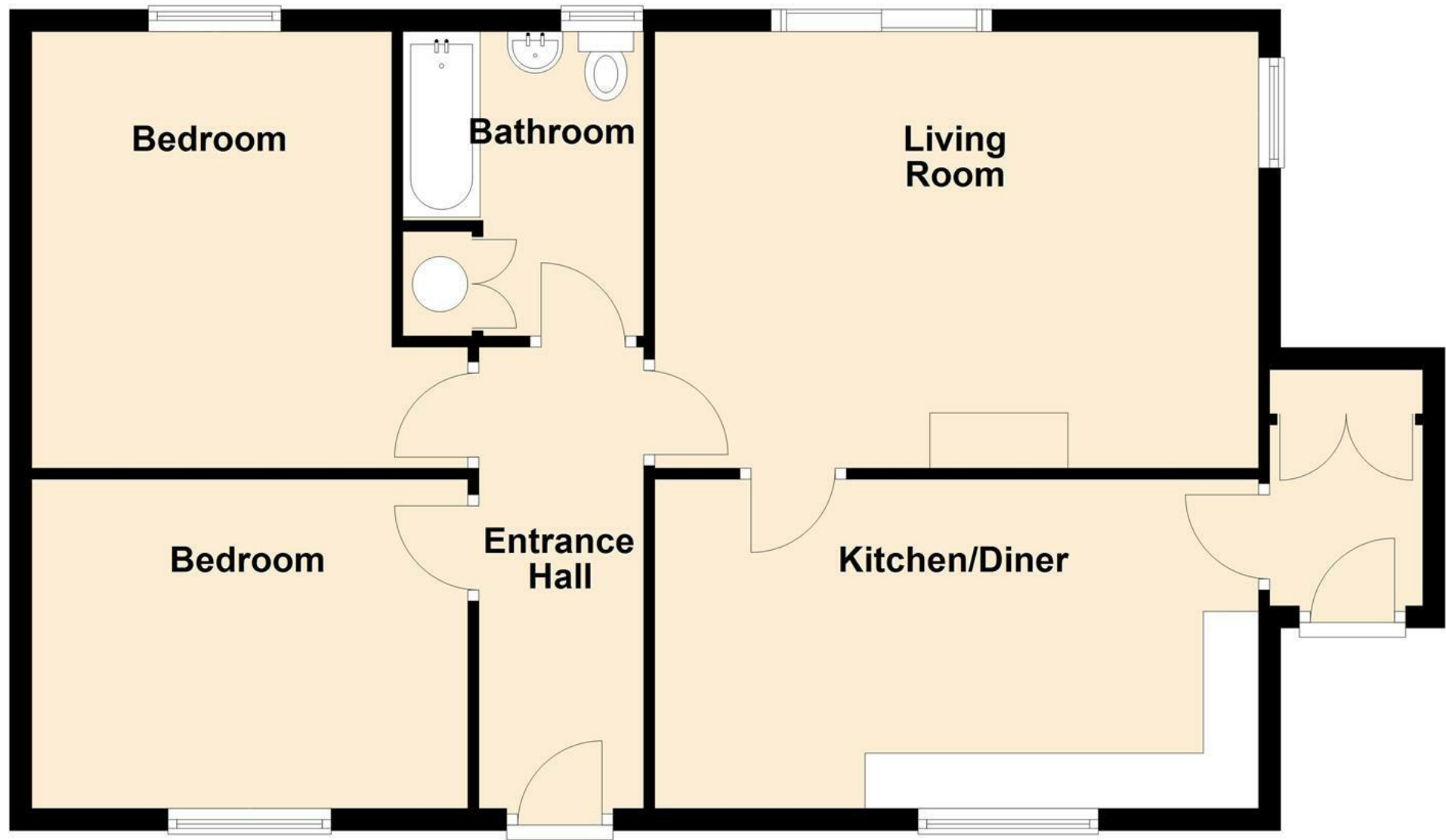
Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Northkesteven District Council
Tax Band C

First Floor

Approx. 81.3 sq. metres (874.9 sq. feet)



Total area: approx. 81.3 sq. metres (874.9 sq. feet)



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		
	53	81
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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