

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Paddocks

Beckingham, DN10 4PD

Offers Over £210,000



Council Tax: B





# 24 The Paddocks

Beckingham, DN10 4PD

Offers Over £210,000



## ACCOMMODATION

A uPVC double glazed entrance door leading into Porch with a further door leading into:

## ENTRANCE HALLWAY

Having loft access, radiator and further doors giving access to:

## LOUNGE

11'10" x 17'1" (3.62m x 5.22m )

uPVC double glazed window to the front elevation, radiator and opening to:

## DINING ROOM

8'10" x 12'0" (2.71m x 3.68m )

uPVC double glazed window to the rear elevation and radiator.

## KITCHEN

11'10" x 9'10" (3.61m x 3.0m )

uPVC double glazed window and entrance door to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary worksurfaces, inset electric oven and hob with extractor over, tiled splashbacks and radiator.

## BEDROOM ONE

12'11" x 11'10" (3.95m x 3.61m )

uPVC double glazed window to the front elevation and radiator, coving to ceiling.

## BEDROOM TWO

11'10" x 8'1" (3.62m x 2.48m )

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

## BATHROOM

uPVC double glazed window to the rear elevation and suite comprising panel sided bath with shower over, w.c., pedestal wash hand basin, tiled splashbacks, access to linen cupboard.

## EXTERNALLY

To the front is a driveway offering off road parking for multiple vehicles with access to the attached single Garage with light and power and lawned area. To the rear is a mature garden mainly laid to lawn with planted borders and patio areas.

## COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'B'

## TENURE - FREEHOLD



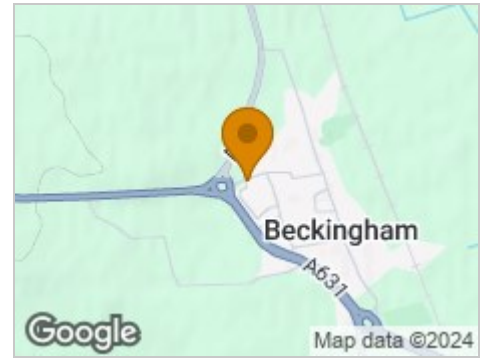
## Road Map



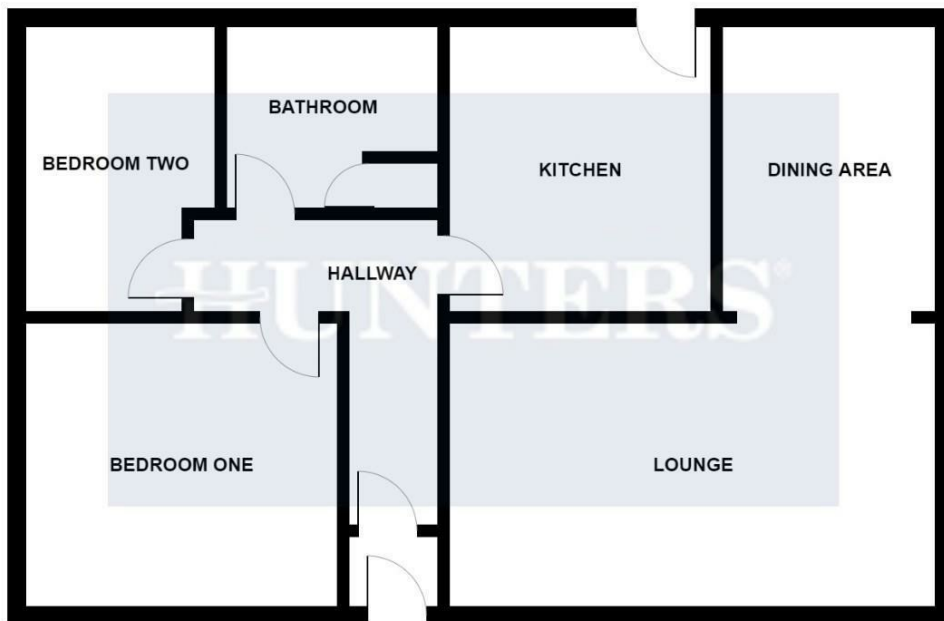
## Hybrid Map



## Terrain Map



## Floor Plan

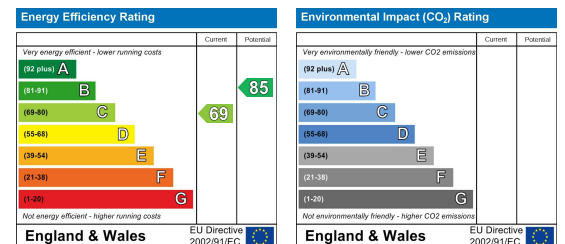


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.