



High Street,  
Beckingham,  
DN10 4PQ

£399,995

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A well presented three bedroom detached cottage with en-suites to each bedroom and versatile ground floor accommodation nestled in the popular village of Beckingham which has transport links to surrounding market towns and cities that are well served with amenities. Externally there is secure off road parking and landscaped gardens which offer various options for outdoor living and a number of storage sheds, summer house and workshops. Viewing is highly recommended to appreciate the charm and character of this property.



## ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

### ENTRANCE RECEPTION/STUDY (FORMER GARAGE) 14'4" x 9'4"

uPVC double glazed window to the side elevation, vaulted ceiling, laminate flooring, storage heater and brick built fireplace. Door giving access to useful storage cupboard housing the central heating boiler.

### PORCH AREA 5'11" x 4'11"

uPVC double glazed entrance door and window to the side elevation, tiled flooring, radiator and doors giving access to:

### UTILITY ROOM 6'5" x 5'11"

Fitted worksurface with storage area under, fitted wall units, space for low level appliances, automatic washing machine, dryer and freezer, Belfast sink mounted on worksurface with mixer tap, tiled flooring.

### KITCHEN 11'11" x 11'10"

Doorway from Porch.

Fitted kitchen comprising base, drawer and larder units with complementary work surface, ceramic Belfast sink with mixer tap, space for fridge freezer, range style cooker, tiled flooring, radiator, storage cupboard, double glazed wooden door allowing access into open plan living area, dining room and snug. Opening to the side gives access to:

### CONSERVATORY 15'0" x 9'4" to maximum dimensions

Constructed on a low level wall with uPVC double glazed frame and French doors to the front elevation, pitch roofing and tiled flooring, double glazed French doors giving access to the Hallway and into:

### LIVING SPACE 19'3" x 15'10"

Painted beam features to ceiling, radiator, laminate flooring and brick built fireplace with stove, second radiator and opening into:

### DINING ROOM 13'0" x 10'2"

uPVC double glazed French doors giving access to the rear garden, velux window, laminate flooring, radiator and vaulted ceiling, from the Living space and from the dining room gives access into:

### SNUG 14'4" x 12'9"

uPVC double glazed French doors with side windows to the rear elevation giving access out to the mature enclosed garden, inglenook style brick built fireplace with multi fuel stove, painted wooden features to ceiling.

### HALLWAY

Stairs rising to the first floor accommodation, French doors giving access into Conservatory, radiator and door giving access to:

### W.C. 6'4" x 5'6"

Suite comprising w.c., hand basin mounted on drawer unit, useful built in storage cupboard, tiled flooring, radiator and tiled splashback.

## FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, radiator, useful storage cupboard. Door giving access to:

### MASTER SUITE

With inner Hallway, loft access, laminate flooring and radiator. Which in turn leads to an opening into:

### MASTER BEDROOM 14'2" x 12'9"

uPVC double glazed French doors to the rear elevation allowing access to the balcony, velux window to the vaulted ceiling, access to useful storage area, laminate flooring and radiator. Access to:

### EN SUITE BATHROOM 7'11" x 6'3"

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted on marble table unit with tiled splashback, ball and claw roll top bath, laminate flooring and heated towel rail.

### BEDROOM THREE 13'10" x 9'1" to maximum dimensions

uPVC double glazed window to the rear elevation and radiator. Door giving access to:

### EN SUITE SHOWER ROOM 5'5" x 5'2"

Suite comprising w.c., wash hand basin and single shower cubicle with tiled splashback and electric shower, laminate flooring and electric heater.

### BEDROOM TWO 12'0" x 11'10"

uPVC double glazed window to the side elevation, laminate flooring, radiator, fixed wooden ladder giving access to space which is currently used as a craft area and storage. Door giving access to:

### EN SUITE BATHROOM 12'4" x 5'11"

uPVC double glazed door and window to the side elevation giving access to the metal external staircase leading down to the driveway. Suite comprising w.c., hand basin and panel sided bath with electric shower over, tiled splashback, laminate flooring, electric wall heater, access to airing cupboard.

## EXTERNALLY

To the rear is an extended well maintained landscaped garden with a variety of shrubs, bushes and floral plants. Low maintenance gravel areas, pathways leading to summer house and further down past the covered barbecue dining area, with a further space for a hot tub. The garden continues to the rear where there are useful wooden storage sheds and workshops with space for further storage behind. To the front is low maintenance gated driveway allowing off road parking for multiple vehicles leading to the Entrance doors and gated access to the enclosed garden.

## COUNCIL TAX

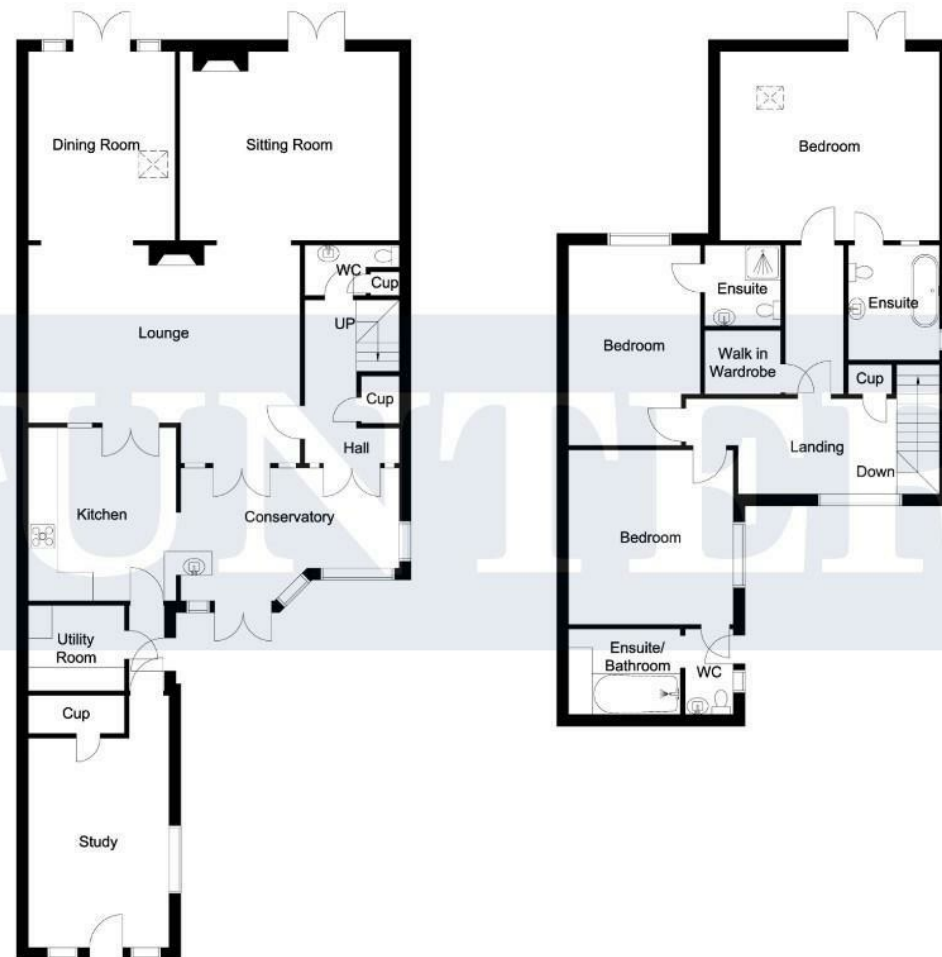
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

## TENURE - FREEHOLD

Tenure: Freehold  
Council Tax Band: D

Ground Floor  
111 sq m/1194.79 sq ft  
Approx.

First Floor  
76 sq m/818.05 sq ft  
Approx.



- DETACHED COTTAGE
- ENTRANCE RECEPTION/STUDY
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- VERSATILE DOWNSTAIRS ACCOMMODATION
- THREE BEDROOMS
- EN SUITES TO ALL BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EPC RATING : D

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...  
CP Property Services @2024

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.