

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Drovers End

Beckingham, DN10 4FD

Asking Price £290,000



Council Tax: D





# 2 Drovers End

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## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

With stairs rising to the first floor accommodation, radiator and laminate flooring. Door giving access to:

### OFFICE/PLAYROOM

9'2" x 7'8" (2.81 x 2.34)

uPVC double glazed window to the front elevation and radiator.

### KITCHEN

9'10" x 8'7" (3.00 x 2.63)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, built in microwave, tiled flooring and opening into:

### LOBBY/UTILITY

6'0" x 5'4" (1.85 x 1.64)

uPVC double glazed entrance door to the side elevation, fitted larder unit with complementary work surface, splashbacks, provision for automatic washing machine and space for dryer, radiator, tiled flooring and wall mounted gas fired central heating boiler.

### DOWNSTAIRS W.C.

Suite comprising w.c., corner hand basin, radiator, part wall and tiled flooring.

## LOUNGE

11'9" x 10'11" (3.60 x 3.33)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling, marble fireplace and hearth with wood surround, opening into:

### DINING ROOM

9'4" x 8'5" (2.86 x 2.59)

uPVC double glazed doors to the rear elevation giving access to the Conservatory, radiator and coving to ceiling.

### CONSERVATORY

9'2" x 8'2" (2.81 x 2.51)

Constructed on a low level wall with a uPVC double glazed frame and double glazed French doors to the side elevation giving access out to the slatted patio area and leading to the garden.

### FIRST FLOOR LANDING

Loft access, airing cupboard and radiator. Doors giving access to:

### BEDROOM TWO

9'2" x 12'7" (2.81 x 3.84)

uPVC double glazed window to the front elevation and radiator.

### MASTER BEDROOM

12'5" x 12'0" (3.81 x 3.68)

uPVC double glazed window to the rear elevation, radiator, range of fitted furniture including wardrobes, bedside drawers, display units and overhead storage cupboards. Door giving access to:

### EN SUITE SHOWER ROOM

9'10" x 2'11" (3.00 x 0.89)

uPVC double glazed window to the side elevation and suite comprising w.c., pedestal wash hand basin with tiled splashback and single shower cubicle, radiator.

### BEDROOM THREE

8'9" x 7'11" (2.69 x 2.42)

uPVC double glazed window to the rear elevation, radiator and built in double wardrobe.

### FAMILY BATHROOM

7'11" x 5'6" (2.42 x 1.68)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback and panel sided bath with tiled splashback and mixer shower attachment over, vinyl flooring, radiator.

### EXTERNALLY

To the front is a low maintenance lawn and garden, block paved driveway allowing off road parking for multiple vehicles which leads to the single brick built Garage with up and over door, light and power. The enclosed rear garden is mainly set to lawn with

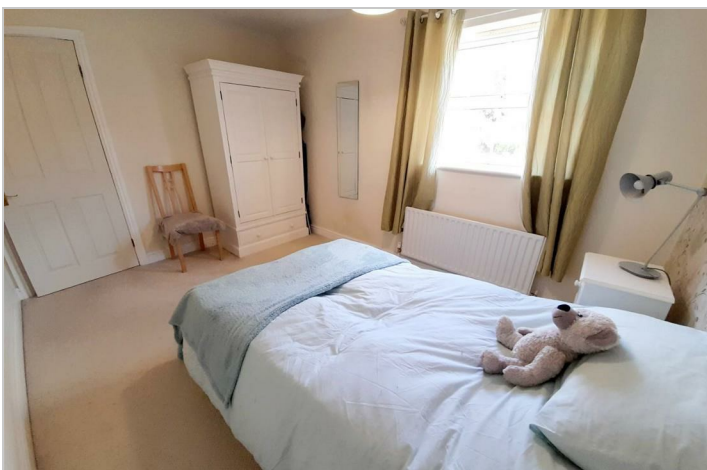
planted borders, slabbed patio area and room for a shed.

### COUNCIL TAX

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

### TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





Road Map



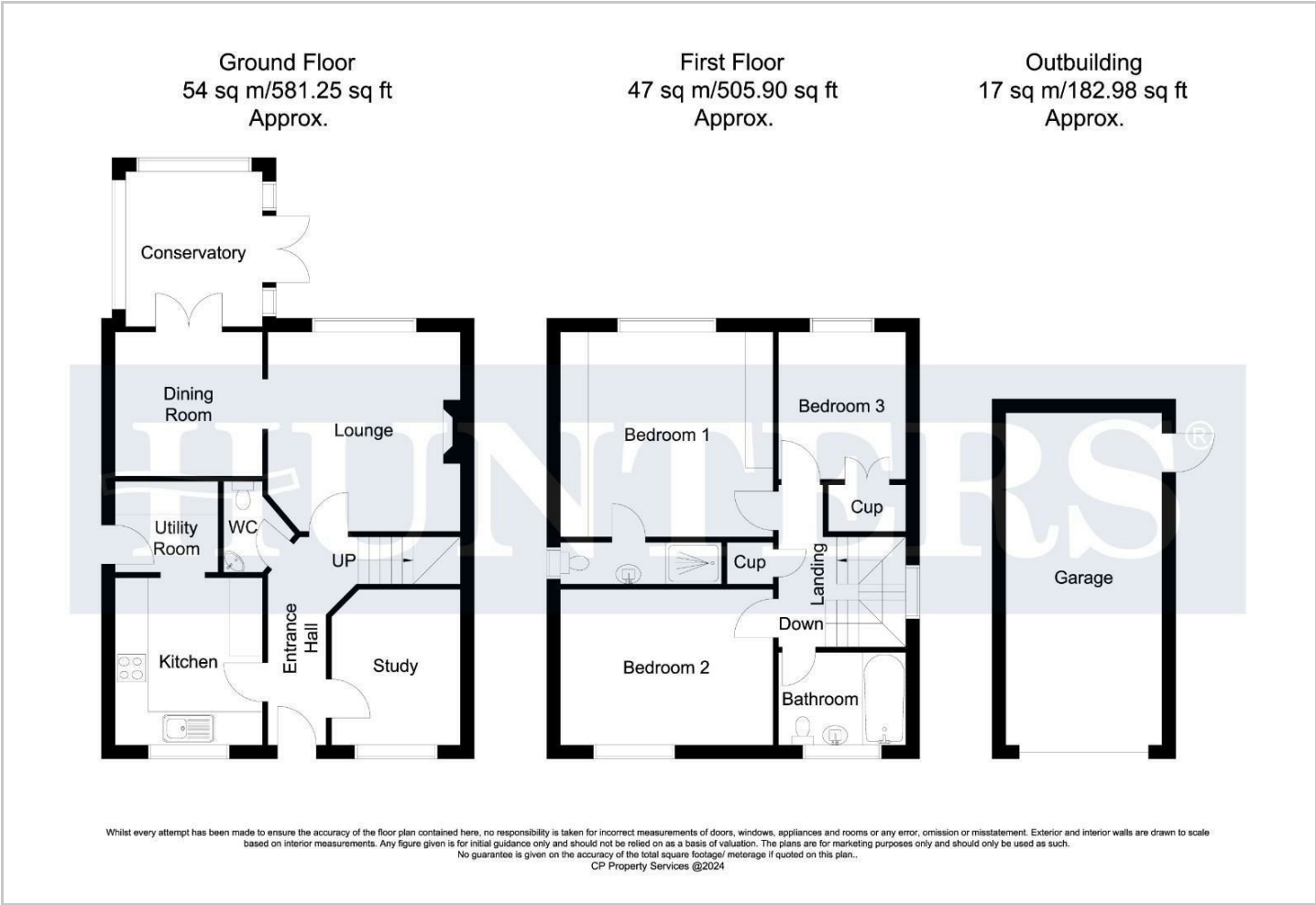
Hybrid Map



Terrain Map



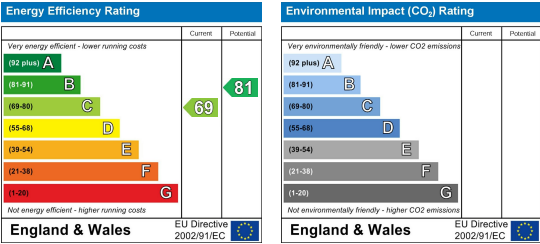
Floor Plan



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.