

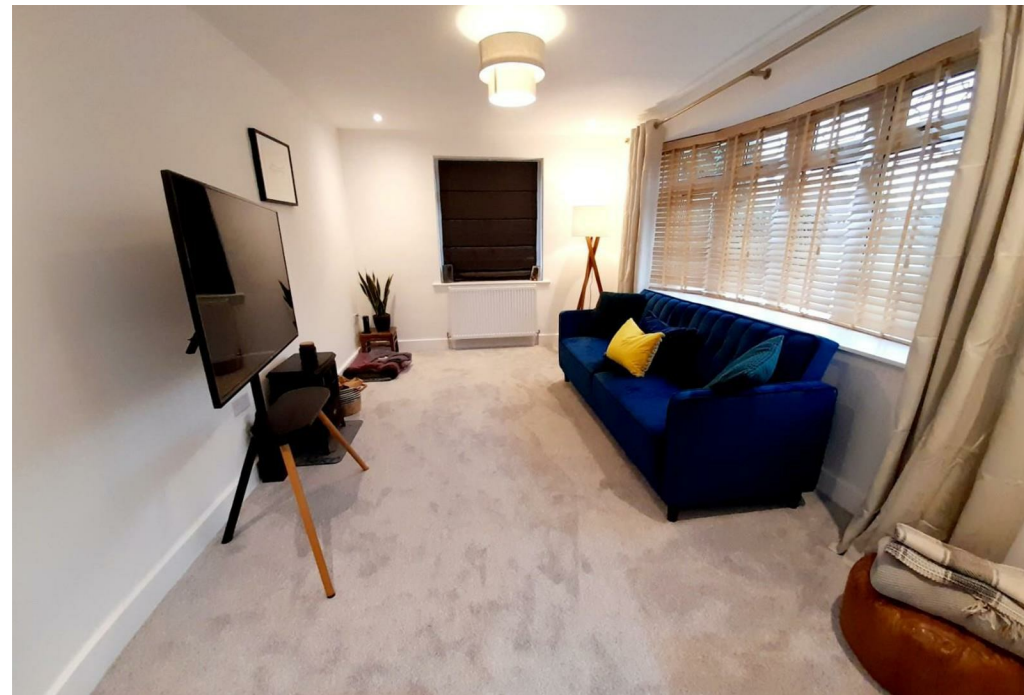


High Street,
Beckingham,
DN10 4NY

£350,000

 3  2  1  C

We offer to the market with NO ONWARD CHAIN a detached bungalow which has undergone a comprehensive scheme of renovation, including fittings, electrics and heating, along with kitchen, bathroom and en suite. There is potential for further development subject to the necessary planning permissions being obtained. EARLY VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

Composite double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Radiator, laminate flooring, spotlights to ceiling. Doors giving access to:

LOUNGE 15'3" x 9'10"

uPVC double glazed windows to both the front and side elevation, radiator and spotlights to ceiling. Opening giving access into:

KITCHEN DINER 20'6" x 10'9" to maximum dimensions

uPVC double glazed windows and patio doors to the rear elevation looking out to the extended garden with decking feature, lawn area and mature planted borders. Fitted kitchen comprising base, drawer, wall and larder units with breakfast bar, complementary work surface, inset sink and drainer with mixer tap, integrated electric oven and microwave, four ring induction hob, provision for automatic washing machine, space for fridge freezer, laminate flooring continued from the Hallway, vertical radiator, spotlights to ceiling.

INNER HALLWAY

Doors giving access to:

MASTER BEDROOM 12'1" x 10'0"

uPVC double glazed window to the front elevation and radiator.

BEDROOM 9'10" x 8'7"

uPVC double glazed window to the rear elevation, radiator and door giving access to:

EN SUITE SHOWER ROOM 8'7" x 2'11"

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin with splashbacks and shower cubicle, heated towel rail and tiled flooring.

BEDROOM THREE 9'1" x 8'2"

uPVC double glazed window to the front elevation, radiator and loft access which is partly boarded with eaves storage, light and power.

FAMILY BATHROOM 8'2" x 5'0"

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted on vanity unit, panel sided bath with mixer shower over, mermaid boarding, tiled flooring and heated towel rail, inset spotlights to ceiling.

EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles, the front garden is mainly set to lawn with mature planted borders and pathway leading to the front entrance door. The driveway continues to double gates which give access to the enclosed rear garden with further parking and Garage, decking and lawn area and mature shrubs, bushes and trees including fruiting trees.

COUNCIL TAX

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

TENURE - FREEHOLD

Tenure: Freehold
Council Tax Band: C



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

- DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- DRIVEWAY ALLOWING OFF ROAD PARKING & GARAGE
- NO CHAIN
- VILLAGE LOCATION
- VIEWING RECOMMENDED
- FULLY REFURBISHED

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	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.