

HUNTERS®

HERE TO GET *you* THERE



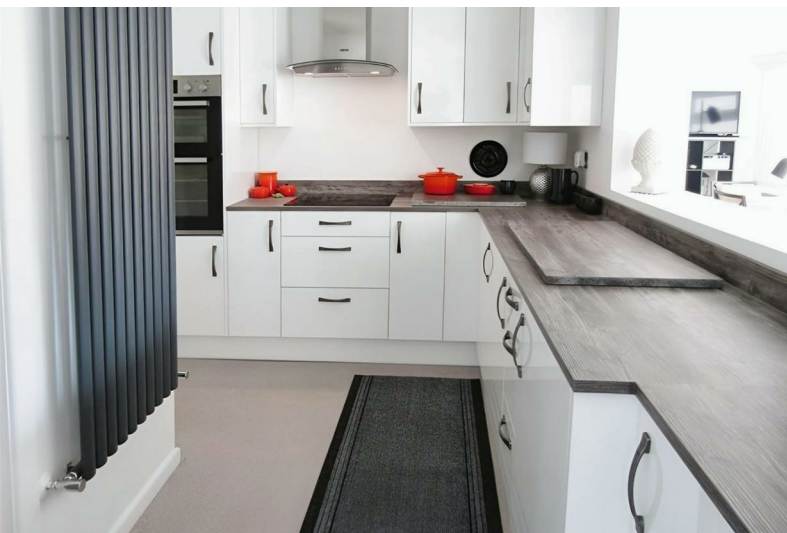
High Street

Beckingham, DN10 4NY

£270,000



Council Tax: C



29 High Street

Beckingham, DN10 4NY

£270,000



ACCOMMODATION

uPVC double glazed Entrance door with side window into:

ENTRANCE PORCH

Wooden glazed Entrance door with side window into:

ENTRANCE HALLWAY

Having loft access with fitted ladder, radiator, coving to ceiling and doors giving access to:

LOUNGE THROUGH DINER

21'2" x 13'7" to maximum dimensions (6.44 x 4.13 to maximum dimensions)

uPVC double glazed window to the front and side elevation, patio doors to the rear leading out to Sun Room. Two radiators, tiled fireplace and hearth with painted wood surround, coving to ceiling.

KITCHEN

11'0" x 8'8" (3.36 x 2.64)

Gloss finished fitted Wren kitchen (approximately three years old) comprising base, drawer and wall units with integrated double oven, induction hob with extractor over, integrated fridge, opening into:

UTILITY AREA

7'9" x 6'2" (2.36 x 1.88)

uPVC double glazed window to the rear elevation, gloss finished fitted base and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated slimline dishwasher and doorway giving access into:

SUN ROOM

23'1" x 6'11" (7.04 x 2.12)

Constructed of a low level wall with uPVC double glazed windows, French doors to the rear leading out to the block paved patio and landscaped garden beyond and uPVC double glazed Entrance door to the side elevation. Radiator and door giving access to:

FORMER GARAGE DIVIDED INTO UTILITY AREA

17'2" x 8'6" to maximum dimension (5.23 x 2.58 to maximum dimension)

Gloss finish fitted base and wall units with complementary work surface, tiled splash backs, inset stainless steel one and a half sink with mixer tap, uPVC double glazed Entrance Door to the rear leading out to the garden. Door giving access to storage area and radiator. Space for American style fridge freezer, provision for automatic washing machine and space for dryer. Doorway giving access into:

W.C.

8'6" x 2'11" (2.60 x 0.89)

uPVC double glazed window to the side elevation, two piece suite comprising w.c. and pedestal wash hand basin with tiled splash backs, chrome finished heated towel rail.

BEDROOM ONE

11'1" x 9'8" (3.38 x 2.95)

uPVC double glazed window to the front elevation, radiator. Fitted double wardrobe with storage cupboards above, coving to ceiling.

BEDROOM TWO

11'1" x 8'9" (3.38 x 2.66)

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

BATHROOM

9'6" x 5'4" with recess into doorway (2.90 x 1.62 with recess into doorway)

uPVC double glazed window to the rear elevation, three piece bathroom suite comprising w.c., pedestal wash hand basin, panel sided bath with shower over, tiling to walls, single radiator combined with towel rail. Access to airing cupboard.

EXTERNALLY

To the front is a walled landscaped garden with pathways leading to the front door and gated side access leading to the rear. Driveway allowing off road parking. To the rear is a landscaped well stocked enclosed garden with summer house and sheds.

COUNCIL TAX

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

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

AGENTS NOTE

Stamp Duty paid subject to terms and conditions - excluding second home purchasers.



Road Map



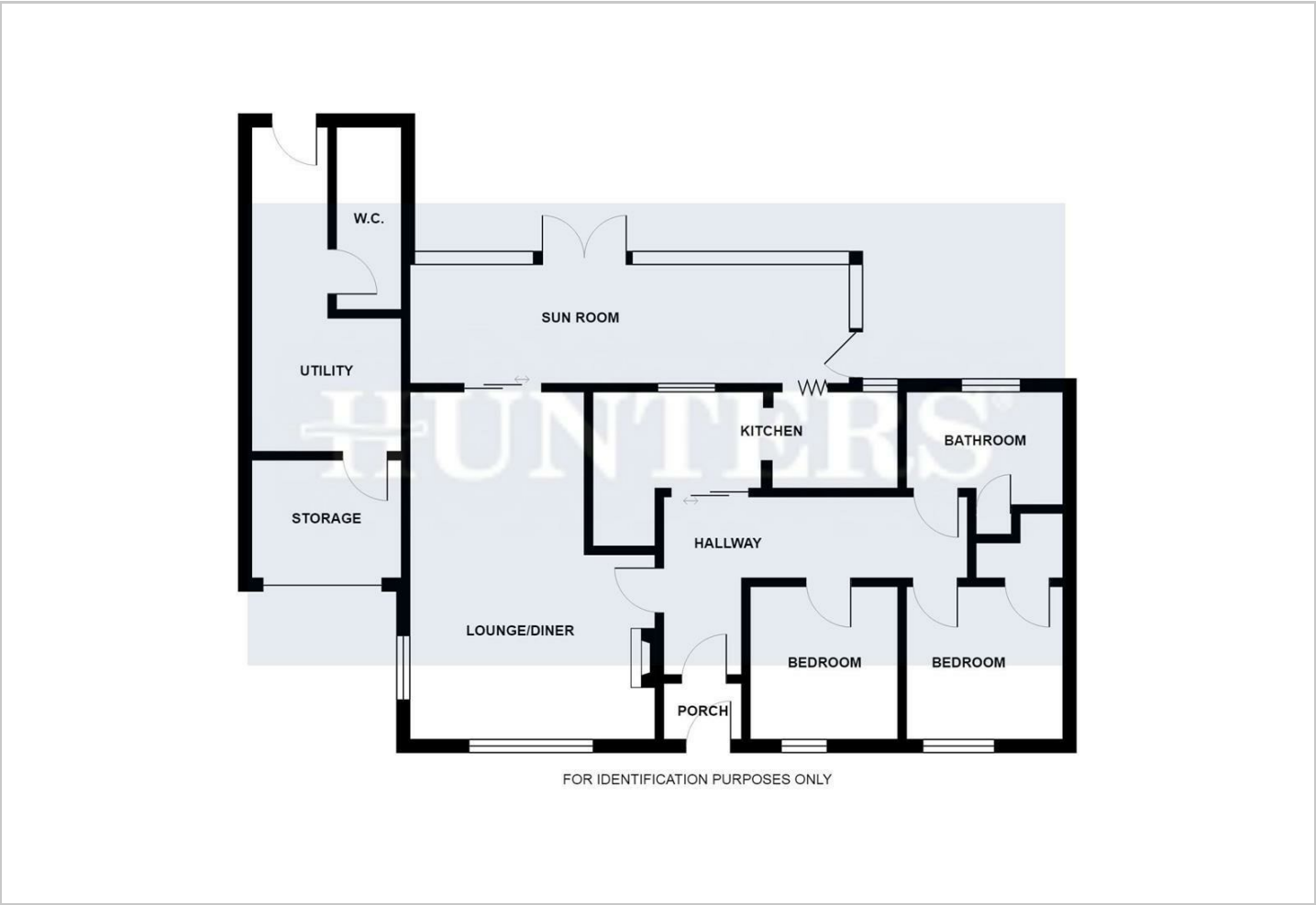
Hybrid Map



Terrain Map



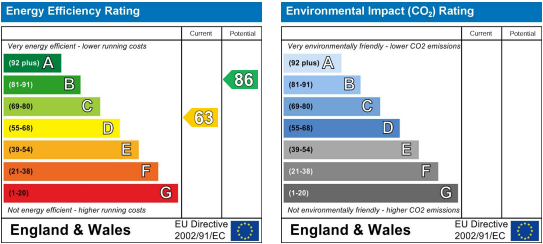
Floor Plan



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.