

# HUNTERS®

HERE TO GET *you* THERE



## The Paddocks

Beckingham, Doncaster, DN10 4PD

£250,000



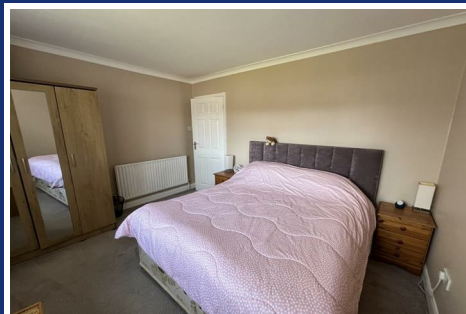
Council Tax: C



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## ACCOMMODATION

Composite double glazed entrance door leading into:

## ENTRANCE HALLWAY

Laminate flooring, radiator, loft access, cupboard with shelving and doors in turn giving access to:

## L SHAPED LOUNGE DINER

22'8" x 13'1" to its maximum dimensions (6.91m x 4.01m to its maximum dimensions)  
uPVC double glazed windows to the front and side elevations, glazed wooden French doors giving access to the Conservatory to the rear. Two radiators, coving to ceiling, marble effect fireplace and hearth with wood surround and electric fire feature.

## KITCHEN

10'7" x 9'8" (3.24m x 2.96m)  
Fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, space for cooker and appliances including fridge freezer, dishwasher and washing machine, tiled flooring, radiator and glazed wooden door giving access to:

## CONSERVATORY

25'1" x 9'11" to its maximum dimensions (7.65m x 3.04m to its maximum dimensions)  
Constructed on a low level wall with uPVC double glazed frame, French doors giving access out to the decking area and enclosed lawn garden beyond, tiled flooring and two radiators.

## MASTER BEDROOM

12'11" x 10'7" (3.94m x 3.23m )  
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

## BEDROOM TWO

11'7" x 9'0" (3.55m x 2.761m )  
uPVC double glazed window to the rear elevation and radiator, laminate flooring.

## BEDROOM THREE

9'8" x 8'2" (2.95m x 2.50m )  
uPVC double glazed window to the front elevation, laminate flooring and radiator.

## SHOWER ROOM

10'5" x 5'6" (3.19m x 1.69m )  
Wooden double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, walk in double shower with mixer shower, tiled walls and flooring, chrome heated towel rail.

## 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



Road Map



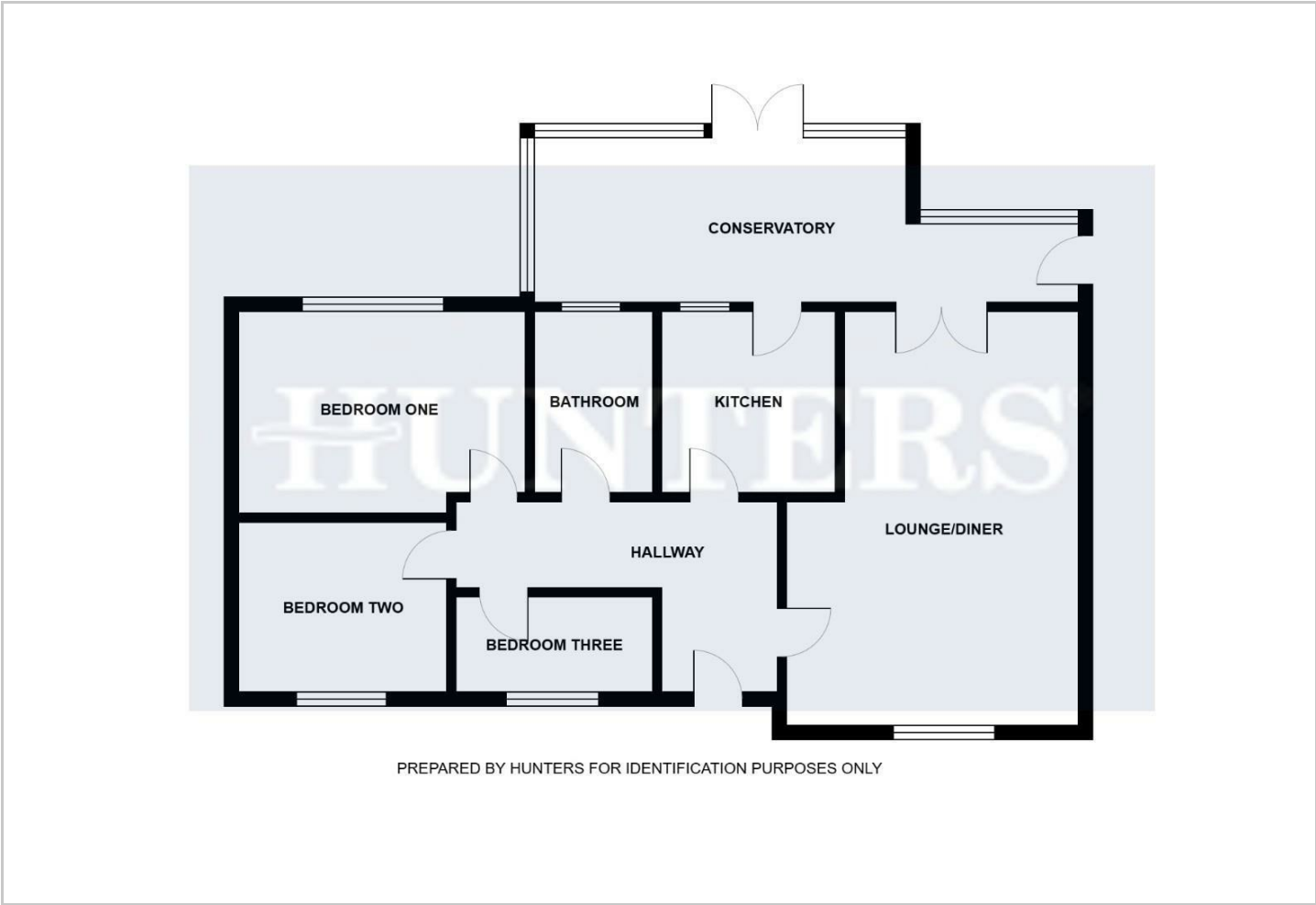
Hybrid Map



Terrain Map



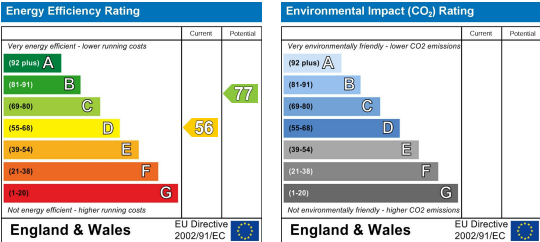
Floor Plan



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.