



The Meadows, Beckingham

Offers in Region of £370,000

We are thrilled to welcome this beautifully presented FOUR BEDROOM detached family home to the market, thoughtfully designed to capture an abundance of natural light. Ideal for buyers seeking space and comfort, the generous ground floor living accommodation briefly comprises a welcoming entrance hall, ample lounge diner, sunny conservatory, breakfast kitchen boasting reputable integrated appliances, utility room, study/ versatile reception room, and a handy ground floor WC. To the first floor, a bright galleried landing leads to a master bedroom, three further bedrooms, one of which benefits from en suite facilities, and a well-appointed family bathroom. Occupying an imposing corner plot, 1 The Meadows exhibits well-manicured front gardens, and a low-maintenance, southerly aspect courtyard to the rear- enjoying sun throughout the day. Accessed via The Meadows resides a gated driveway catering for two vehicles, and a detached garage. Idyllically situated in the popular village of Beckingham, this sizeable property enjoys close proximity to several local shops, The Willow- a newly opened, bustling village staple within walking distance of the property, a nearby garden centre, and miles of walking and cycling routes in every direction. Beckingham Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. For secondary education, the highly regarded Queen Elizabeth's High School is easily accessible by school bus. Excellent commuter links via the A1 and A631 offer direct access to neighbouring towns, to include Retford, Bawtry and Gainsborough, which host a further wealth of everyday conveniences, leisure facilities, restaurants, bars, and schools for all age groups.









- Beautifully Presented FOUR BEDROOM Detached Family Home
- Ideal for Buyers Seeking Space & Comfort
- THREE RECEPTION ROOMS
- Well-Manicured Front Garden, & Sunny, Southerly Aspect Rear Courtyard, Enjoying Sun Throughout the Day
- Gated Driveway & Detached Garage Catering for Several Vehicles
- Occupying an Imposing Corner Plot in the Idyllic Village of Beckingham
- Close Proximity to Several Local Shops, The Willow, a Garden Centre, & Miles of Walking & Cycling Routes
- Easy Access to Neighbouring Towns of Retford, Bawtry & Gainsborough via Excellent Commuter Links

Council Tax band: D

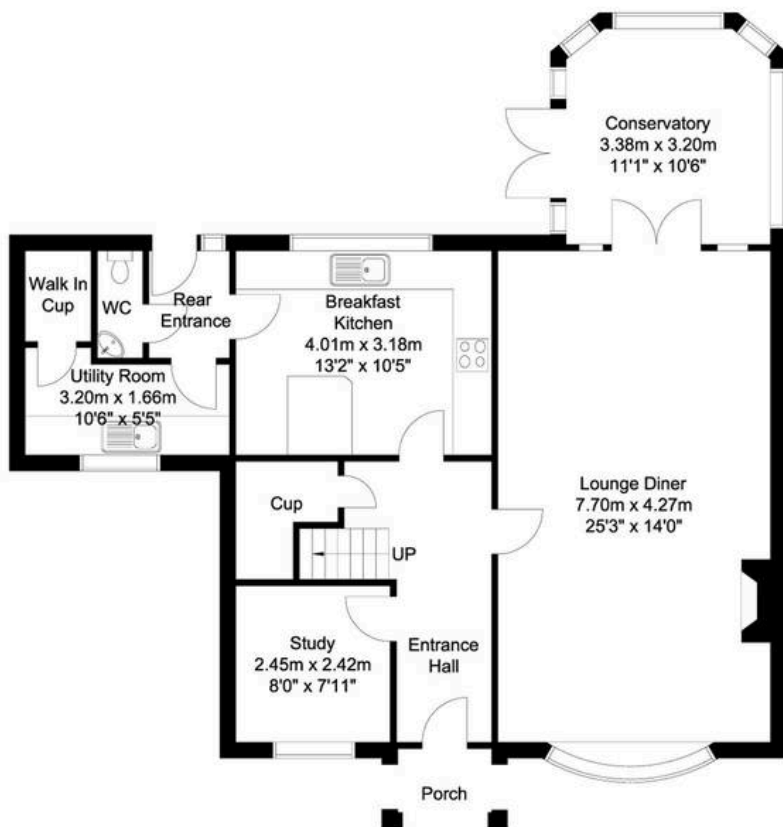
Tenure: Freehold

EPC Energy Efficiency Rating: C





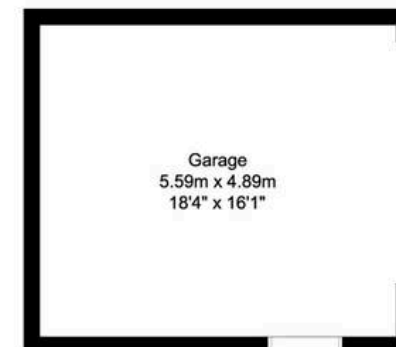
Ground Floor
87 sq m/936.46 sq ft
Approx.



First Floor
65 sq m/699.65 sq ft
Approx.



Outbuilding
27 sq m/290.62 sq ft
Approx.



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..