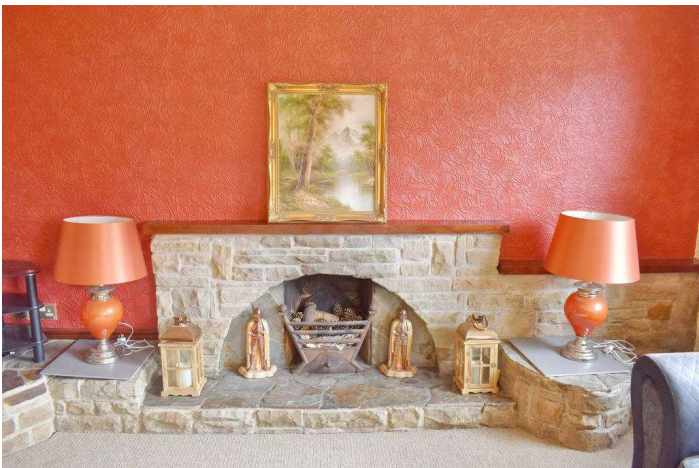


Witham Bank, Beckingham LN5 0RQ



GUIDE PRICE £325,000 to £350,000. A deceptively spacious four bedroom bungalow in need of modernisation, situated on a large plot in the popular village of Beckingham. In addition to the bedroom accommodation there is a living room, dining room, kitchen/diner, two bathrooms and a utility room. There is an attached single garage, off road parking for several vehicles, and wrap around gardens. The property is double glazed, has oil central heating and is available for purchase with NO CHAIN.

Guide Price £325,000 to £350,000







Situation and Amenities

Beckingham is a rural, residential village situated just off the A17 Sleaford Road. Close to excellent schools – including grammar schools in Sleaford and non-selective schools in Newark and Sleaford. We believe there are buses that run from the village to Carre's Grammar School. For the commuter the A1 is close by, and the A46 provides access to the cities of Nottingham, Lincoln and Leicester. The market town of Newark on Trent is just over 6 miles away and has a direct line rail connection to London Kings Cross which takes from a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has a window to the front aspect and doors providing access to the kitchen/diner, bathroom, bedroom four/snug and the utility room. The hallway has parquet style flooring and a ceiling light point.

Kitchen/Diner 19' 10" x 9' 9" (6.05m x 2.98m)

The kitchen/diner has dual aspect windows to the front and rear elevations, and is fitted with a range of wooden wall and base units with ceramic tiled work surfaces. There is a one and a half bowl stainless steel sink, a hob with extractor hood above, space for a free standing cooker and further space for a fridge. The room has a ceramic tiled floor, a radiator and a ceiling light point. The oil fired central heating boiler is located here. From the dining area there is an opening leading into the inner hallway,

Inner Hallway

The inner hallway has a window to the rear elevation, a ceiling light point and parquet style flooring. An opening leads from the kitchen/diner and doors lead into the dining room and living room.

Utility Room 12' 0" x 10' 3" (3.65m x 3.12m)

This very good sized utility room has a window to the rear elevation and a door leading out into the garden. The room is fitted with a range of wooden wall and base units, further fitted cupboards, a one and a half bowl sink, a ceiling light point, a radiator and a ceramic tiled floor.

Bedroom Four/Snug 12' 3" x 9' 10" (3.73m x 2.99m)

Bedroom four is also of an excellent size and has a window to the front aspect, laminate flooring, a ceiling light point and a radiator.

Bathroom 9' 11" x 6' 8" (3.01m x 2.03m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath, wash hand basin with storage beneath and low level WC. The bathroom has part tiled walls and a ceiling light point.

Dining Room 16' 4" x 10' 0" (4.99m x 3.04m)

A further spacious reception room having window to the front aspect and a door into the kitchen/diner. The dining room has a ceramic tiled floor, a ceiling light point and a radiator.

Living Room 19' 10" x 14' 11" (6.05m x 4.55m)

An excellent sized and well proportioned reception room with two windows to the side aspect, an open fireplace with stone surround (not tested by the agent), two ceiling light points and two radiators. From the living room doors lead to the side and inner hallways.

Side Hallway

The side hallway has two windows to the side aspect and a door leading out to the side of the property. Further doors lead to the three further bedrooms and the second bathroom. The hallway has laminate flooring, two wall light points and a fitted storage cupboard. Access to the loft space is obtained from here.

Bedroom One 15' 0" x 12' 4" (4.58m x 3.77m)

An excellent sized double bedroom having dual aspect windows to the rear and side elevations, laminate flooring, a ceiling light point and a radiator.

Bedroom Two 9' 11" x 9' 5" (3.02m x 2.88m)

A further good sized double bedroom with a window to the rear elevation, laminate flooring, a ceiling light point and a radiator.

Bedroom Three 11' 6" x 10' 0" (3.50m x 3.04m)

A further very good sized bedroom having a window, a ceiling light point and a radiator.

Bathroom Two 9' 11" x 9' 3" (3.02m x 2.83m)

The main family bathroom has an opaque window to the rear aspect and is fitted with a corner bath, wash hand basin and low level WC. In addition there is a walk-in corner shower cubicle with electric shower. The bathroom has ceramic tiled flooring, a radiator and a ceiling light point.

Outside

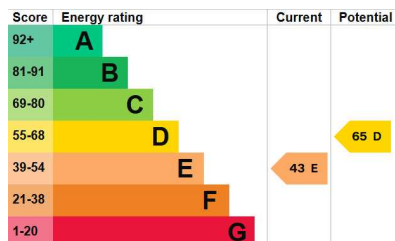
The property is accessed from the road via a driveway leading to a gravel parking area for several vehicles. There are wrap around gardens with a portion of woodland. The garden is mainly laid to lawn and also has a patio area.

Garage 19' 7" x 13' 1" (5.96m x 3.99m)

The garage has a roller shutter door to the front elevation and is equipped with both power and lighting.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

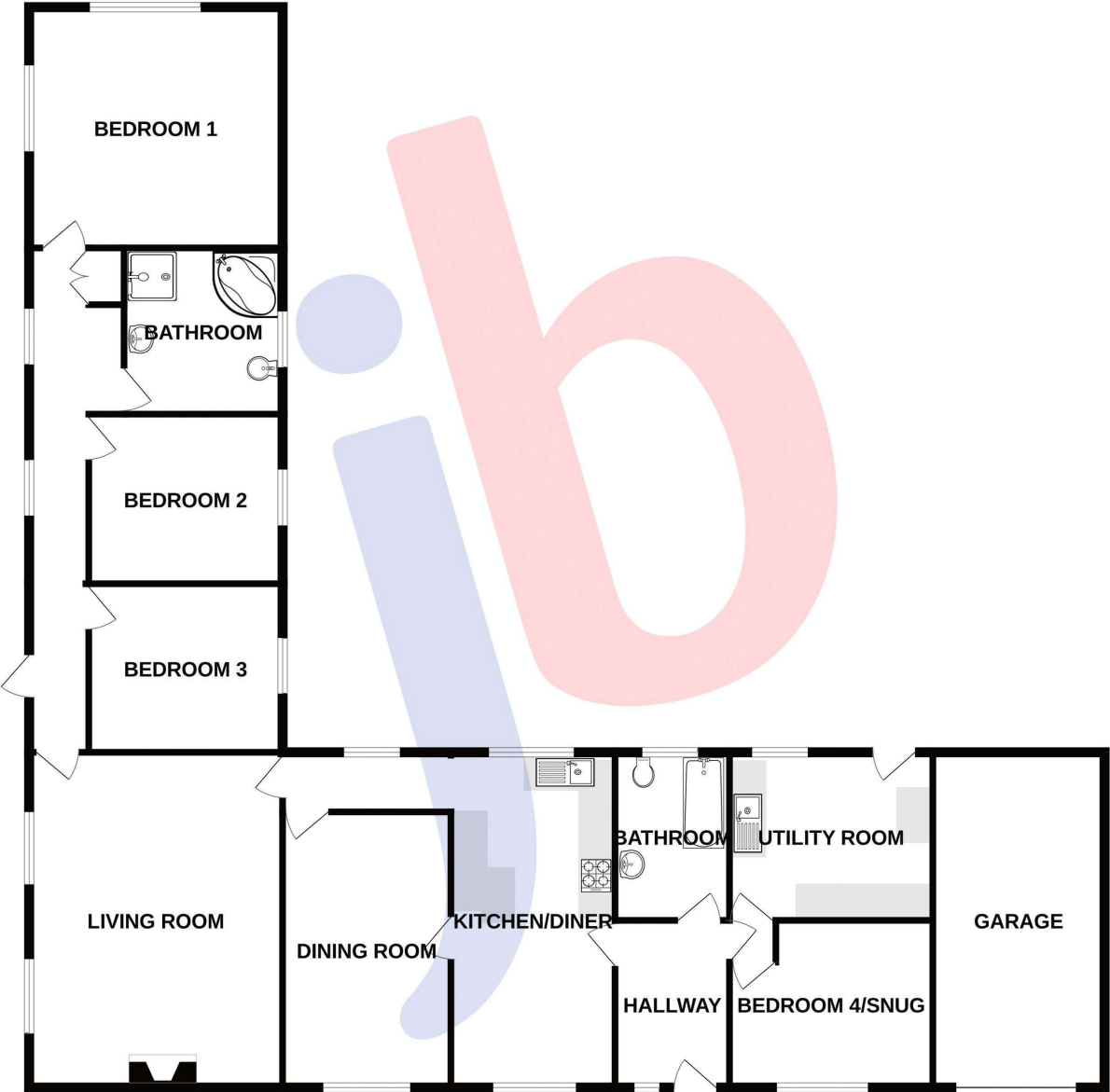
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007823 16 September 2026

GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



TOTAL FLOOR AREA : 1905 sq.ft. (177.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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