



Beckingham Road, Stapleford



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Guide Price £375,000 to £400,000



## Key Features

- Extended Detached Home
- Five Bedrooms
- Ensuite, Bathroom & G/F WC
- Cosy Lounge With Fireplace
- Open Plan Dining Kitchen
- Two Garages & Ample Parking
- Generous Gardens With Pleasant Outlook
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Having undergone an extensive renovation over the last few years, including a generous double storey side extension, 'Yonder Cottage' is pleasantly positioned in the rural village of Stapleford which boasts great access to both Lincoln and Newark, and this home benefits from characterful yet contemporary features, ideally suiting a family with five bedrooms, ample off street parking and an integral garage. The property's accommodation comprises to the ground floor: entrance hallway, W/C, cosy lounge with beamed ceiling and feature pellet stove, generous dining kitchen which has French doors opening to the rear garden, oil fired AGA cooker, LPG hob, electric oven and microwave, and integrated dishwasher. The ground floor is completed with a useful utility room and separate boot room. The first floor has a family bathroom suite and five well-proportioned bedrooms, with the main bedroom being dual aspect and having an ensuite shower room.

Outside, this home is approached across a recently constructed culvert into an extensive driveway which provides off street parking for multiple vehicles and gives access to the generous integral garage. A useful side area boasts a sectional concrete garage (now providing storage) with access to both the oil tank and storeroom. The rear garden benefits from hedged boundaries, lawned garden and a paved seating area. Other features of this home include oil fired central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'6" x 6'6" (2m x 2m)

Inner Hall 13'4" x 9'11" (4.1m x 3m)

maximum measurements

Lounge 12'10" x 11'11" (3.9m x 3.6m)

Dining Room 12'9" x 11'11" (3.9m x 3.6m)

Kitchen 12'11" x 9'10" (3.9m x 3m)

Boot Room 12'2" x 4'9" (3.7m x 1.4m)

Utility Room 11'7" x 5'4" (3.5m x 1.6m)

Ground Floor WC 5'4" x 3'5" (1.6m x 1m)

First Floor Landing

Bedroom One 15'7" x 11'3" (4.7m x 3.4m)

maximum measurements

Ensuite Shower Room 5'10" x 5'0" (1.8m x 1.5m)

Bedroom Two 13'0" x 11'10" (4m x 3.6m)

Bedroom Three 12'7" x 11'10" (3.8m x 3.6m)

Bedroom Four 14'1" x 10'4" (4.3m x 3.1m)

maximum measurements

Bedroom Five 13'0" x 6'7" (4m x 2m)

Bathroom 6'7" x 6'7" (2m x 2m)

Garage 16'2" x 15'9" (4.9m x 4.8m)

maximum measurements

#### Services

Oil fired central heating. Mains electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

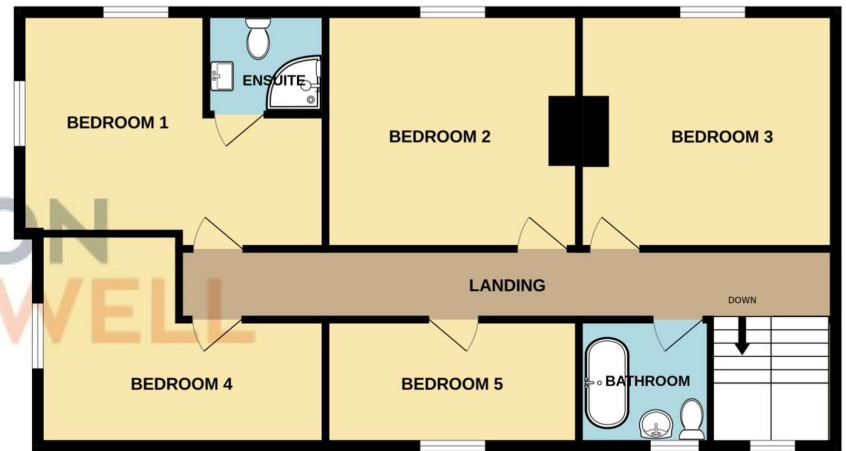
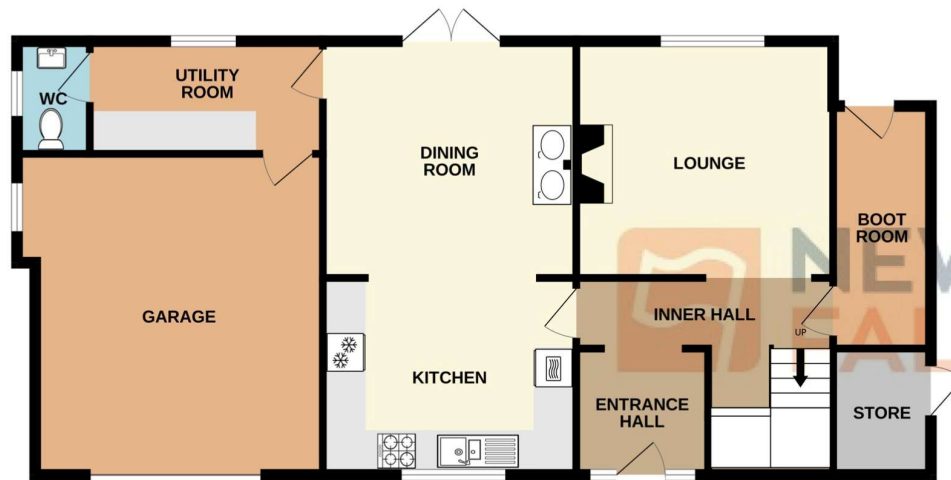
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

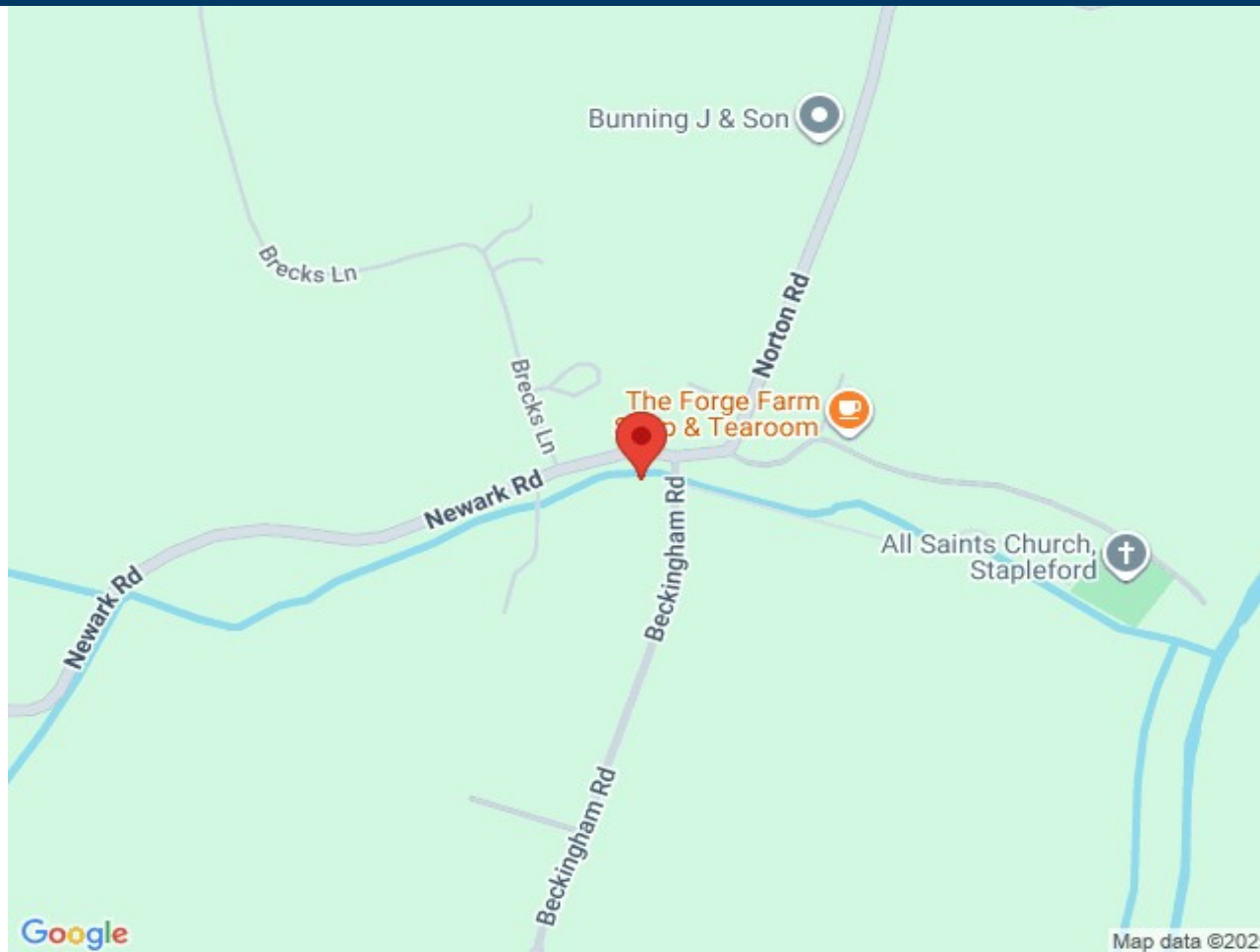
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GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

