Ridgeview, School Lane, Beckingham,

Lincoln, LN5 0RJ

Book a Viewing!

£450,000

Work from home or need space for hobbies? Set on a generous landscaped plot with attractive rear views, the property also benefits from a garage with two offices, a reception area, WC, and kitchen-ideal for home working or creative use. This detached home offers flexible living across two floors. The ground floor features an entrance hall, a spacious 23ft lounge/diner, a modern refitted kitchen, utility room, conservatory, shower room, and a fourth bedroom or second reception room. Upstairs includes three double bedrooms and a stylish refitted shower room.

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SERVICES
Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION
Beckingham is a small popular village accessible to Newark, Lincoln and Sleaford. It has a church and a restaurant. There are excellent transport links via the A17, A1 and A46 and nearby Newark-on-Trent has excellent rail links making this an ideal location for families and commuters alike.

ACCOMMODATION

ENTRANCE HALL
Composite double glazed door and uPVC double glazed opaque window, radiator, dado rail, coving to the ceiling, wooden staircase with feature glazed balustrade leading to the first floor, double doors to the lounge diner and doors to kitchen breakfast room, shower room and to bedroom 4/reception room 2.

LIVING ROOM
23' 7" Plus walk-in half bay x 12' 9" (7.2m x 3.9m) With uPVC double glazed windows to the front elevation, uPVC double glazed sliding patio doors onto the rear garden, coving to the ceiling, wall light points, radiators and log burning stove.

BEDROOM 4/RECEPTION ROOM 2
13' 9" x 12' 9" (4.2m x 3.9m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and built-in wardrobe.

SHOWER ROOM
6' 6" x 6' 5" (2m x 1.97m) Fitted with a three piece suite comprising a corner shower cubicle with an electric shower, low level WC and pedestal wash hand basin, radiator, tiled floor, tiled walls, extractor and a uPVC double glazed opaque window to the side elevation.

KITCHEN BREAKFAST ROOM
14' 1" x 9' 10" (4.3m x 3m) Fitted with a range of Hacker modern tall wall and base units with composite worksurfaces and up stands incorporating an undercounter Blanco sink unit with a Quooker boiling water tap, breakfast bar, all in one induction hob and extractor, fitted oven and microwave, integrated fridge freezer and dishwasher, coving to the ceiling, inset spotlights, vertical radiator, uPVC double glazed window overlooking the rear garden and concertina door leading to the utility room.

UTILITY ROOM
9' 10" x 6' 10" (3m x 2.1m) Fitted with a range of wall and base units with a worksurface incorporating a stainless steel sink unit with drainer and mixer tap, cupboard with spaces for a tumble dryer and washing machine, undercounter spaces for further appliances, floor standing oil boiler, coving to the ceiling, inset spotlight, tiled splashback, uPVC double glazed window and door to the conservatory at the rear.

CONSERVATORY
7' 2" x 6' 10" (2.2m x 2.1m) Brick and uPVC double glazed construction with a door onto the garden, polycarbonate roof and tiled flooring.

FIRST FLOOR LANDING
With uPVC double window to the front elevation, radiator, airing cupboard housing the hot water cylinder, coving to the ceiling, dado rail, radiator, glass and wooden balustrade and doors to three bedrooms and to the shower room.

MASTER BEDROOM
14' 9" x 12' 9" maximum measurement (4.5m x 3.9m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling, air-conditioning unit, access to eaves and mirrored doors to walk-in dressing room.

DRESSING ROOM
12' 9" x 5' 10" reduced head height(3.9m x 1.8m) Sensor operated inset spotlights and electric panel heater.

SHOWER ROOM
7' 10" x 6' 10" (2.4m x 2.1m) Re-fitted with a low-level WC and wash hand basin within a vanity unit, shower tray and screen with an electric shower, vertical radiator, heated chrome towel rail, splashboard splashback, extractor, inset spotlights and uPVC double glazed window to the rear elevation with fitted electric powered blind.

BEDROOM TWO
13' 9" in to recess x 11' 1" (4.2m x 3.4m) With uPVC double glazed windows to the front elevation, radiator, coving to ceiling, access to eaves and built-in wardrobe.

BEDROOM THREE
10' 2" x 10' 2" in to recess (3.1m x 3.1m) With uPVC double glazed window to the rear elevation, radiator, coving to ceiling, access to loft, access to eaves and built-in wardrobe.

GARDEN ROOM
12' 1" x 7' 10" (3.7m x 2.4m) Booths Garden Studios garden room with uPVC double glazed doors and windows, power, lighting and air-conditioning/heater unit.

GARAGE
18' 4" x 9' 10" (5.6m x 3m) Having an electric up and over door, power, lighting and doors to office 1 and to a kitchen.

OFFICE 1
8' 6" x 8' 2" (2.6m x 2.5m) Internal double glazed windows and door.

OFFICE 2
8' 10" extending to 4.1m x 8' 10" (2.7m x 2.7m) With uPVC double glazed window to the rear elevation, night storage heater, double glazed internal windows and a door.

RECEPTION
13' 9" x 8' 6" (4.2m x 2.6m) With uPVC double glazed window and door, night storage electric heater, wall mounted air-conditioning/heating unit, double glazed wooden framed windows and doors leading to the two offices and door to inner lobby.

INNER LOBBY
Door to WC and door to kitchen.

WC
4' 3" x 2' 11" (1.3m x 0.9m) Two piece suite comprising a low-level WC and wash hand basin, tiled splashback and extractor.

KITCHEN
14' 9" x 8' 2" (4.5m x 2.5m) Fitted with base units and a worksurface incorporating 1½ bowl sink unit with a stainless steel mixer, uPVC double glazed window to the side elevation and uPVC double glazed door and a door leading into the garage.

OUTSIDE
Double gates at the front lead onto a block paved driveway and the front garden has been landscaped with low maintenance in mind, providing parking for many vehicles and access to the garage and offices at the rear. The rear garden has also lovingly been landscaped with lawn, shrubs and gravel. There are outside taps, security lighting and a garden utility area at the side.

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