



Low Street
Beckingham

MOUNT & MINSTER

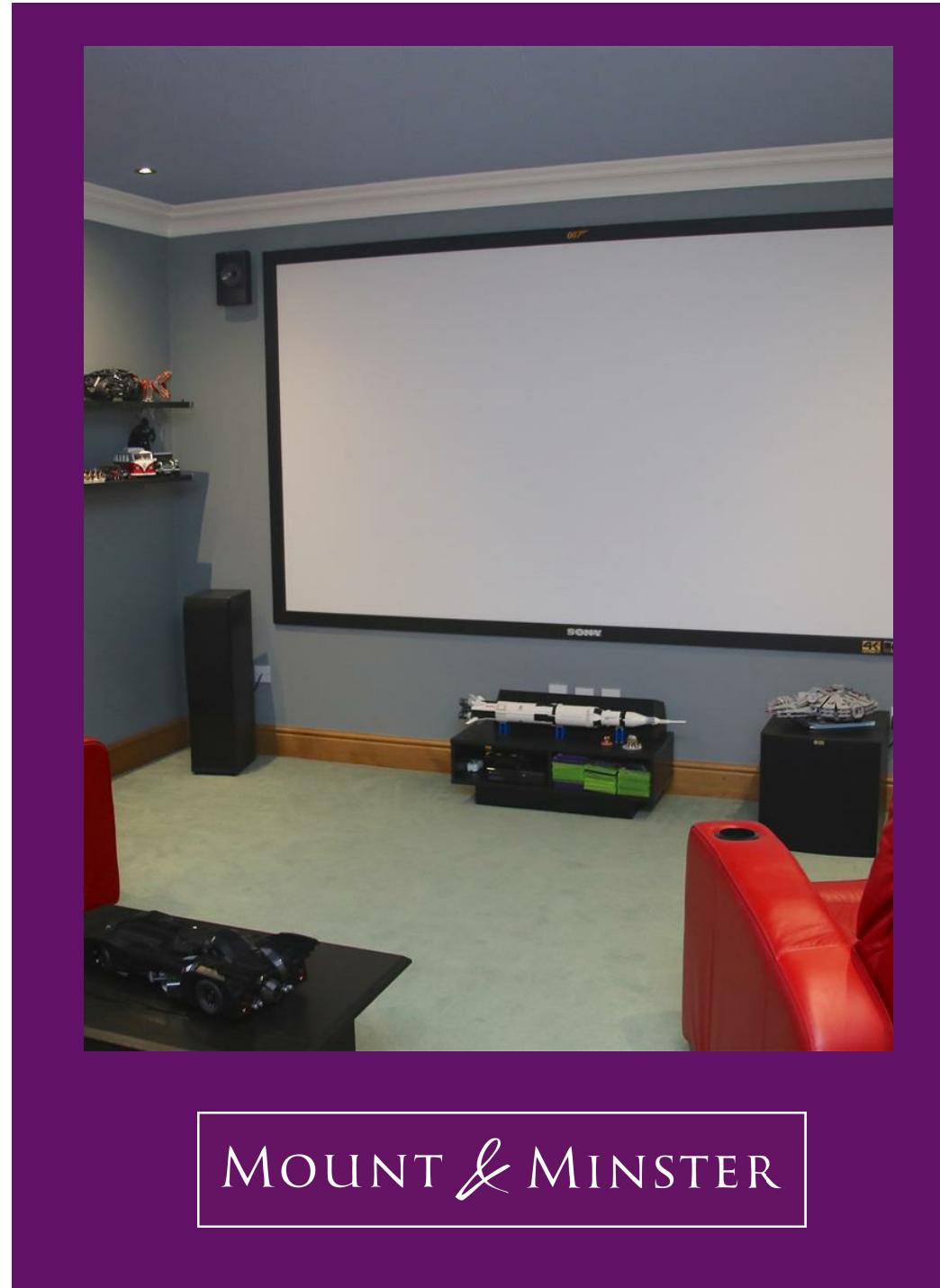


Low Street

Beckingham

Located in the popular village of Beckingham, this six bedroom detached residence boasts an adjoining one bedroom annexe and numerous features including underfloor heating throughout the ground floor.

- Executive Detached
- In Excess of 5,000 SQFT
- Four Reception Rooms
- Six Double Bedrooms
 - Five Ensuites
- Adjoining One Bedroom Annexe
- Detached Double Garage
- Feature Summerhouse
- Enclosed Rear Garden
- Electric Gated Entrance



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INTRODUCTION

Built in 2005, The Old Orchard offers in excess of 5,000sqft of accommodation which includes an adjoining annexe. Boasting numerous modern features including underfloor heating, built-in speakers and instant boil tap, the accommodation comprises; Entrance Hall, Hallway, Lounge, Dining Room, Kitchen Diner, Cinema Room, Utility Room, WC, Boot Room, Study, Six Bedrooms, Three Ensuite and Shower. The adjoining annexe includes underfloor heating throughout with Hallway, Lounge, Bedroom, Ensuite, Conservatory. Outside the property is approached by electric gates leading to a detached double garage with first floor office. There is a front and rear garden with planted borders. The rear garden also boasts a summerhouse, greenhouse and two sheds.

LOCATION

Beckingham is conveniently located for commuting to the surrounding areas of Lincoln, Retford, Gainsborough, Bawtry and Doncaster. From the A631, there are good road links to the wider motorway network with the A1M being to the west. Retford and Doncaster both provide mainline railway services to London Kings Cross (approximately 1 hour 30 minutes). Doncaster Airport only 30 minutes away by car. Beckingham is served by excellent local primary and secondary schools and is in the catchment area of the highly-regarded Gainsborough Grammar School.

ACCOMMODATION

Entrance Vestibule

Oak door, uPVC double glazed windows, tiled floor, ceiling light with rose and cornicing.

Entrance Hallway

Carpet with underfloor heating, oak framed staircase, recessed spotlight and cornicing.

Lounge

24'2" x 18'6" (7.39m x 5.66m)

Carpet with underfloor heating, uPVC double glazed windows, feature brick built fireplace with gas fire, ceiling light with rose, cornicing and recessed spotlight.

Dining Room

18'5" x 13'7" (5.63m x 4.15m)

Carpet with underfloor heating, uPVC double glazed windows, ceiling light with rose, smoke alarm and cornicing.

Cinema Room

18'10" x 14'5" (5.75m x 4.41m)

Carpet with underfloor heating, recessed spotlight, built-in speakers, cornicing, uPVC double glazed window, smoke alarm and fitted bookcase.

Study

12'0" x 9'3" (3.66m x 2.83m)

Carpet with underfloor heating, uPVC double glazed window, recessed spotlights and cornicing.

Jack and Jill WC

Tiled floor and walls, low level WC, pedestal wash hand basin, recessed spotlights, extractor and cornicing.

Kitchen Diner

36'1" x 15'5" (11.02m x 4.72m)

Tiled floor, fitted wall and base, integrated appliances including, electric combination microwave oven, two double ovens, steam oven, dishwasher individual fridge and freezer and fridge freezer, coffee machine, wine fridge, heating draw, double sink and drainers, central island with instant hot tap and sink, two gas ovens, six ring gas hob, uPVC double glazed windows, recessed spotlights, breakfast bar, cornicing, underfloor heating and tiled splashback.

Boot Room

Tiled floor, underfloor heating, fitted all units, recessed spotlights, cornicing and fitted cupboard with facility for washing machine.





Utility Room

10'7" x 10'3" (3.23m x 3.13m)

Tiled floor, underfloor heating, fitted wall and base units, stainless sink and drainer, uPVC double glazed door and windows, recessed spotlight, cornicing and tiled splashback.

ANNEXE

Hallway

Tiled floor, underfloor heating, uPVC double glazed door, loft access, recessed spotlights and smoke alarm. The hallway has provision for a kitchen facility.

Lounge

21'2" x 12'11" (6.47m x 3.96m)

Carpet and underfloor heating, uPVC double glazed window, wood burner, feature beams, recessed spotlights, ceiling light.

Conservatory

12'4" x 11'5" (3.78m x 3.5m)

Carpet, underfloor heating, uPVC double glazed windows and French doors and recessed spotlights, recessed spotlight and cornicing.

Bedroom Seven

17'7" x 13'2" (5.37m x 4.02m)

Carpet, underfloor heating, fitted wardrobes, recessed spotlights, cornicing.

Ensuite

9'7" x 5'8" (2.93m x 1.73m)

Tiled floor and walls, low level WC, mains shower, pedestal wash and hand basin, heated towel rail, recessed spotlights and extractor.

First Floor Gallery Landing

Carpet, oak staircase, ceiling light with rose, cornicing, smoke alarm, radiator and uPVC double glazed window and airing cupboard.

Bedroom One

21'9" x 18'9" (6.65m x 5.74m)

Carpet, uPVC double glazed windows, radiators, fitted his and hers wardrobes, cornicing, ceiling lights with roses and smoke alarm.

Ensuite

11'4" x 10'9" (3.47m x 3.28m)

Tiled floor and walls, his and hers vanity wash hand basin, low level WC, free standing bath, mains shower, cornicing, radiator, uPVC double glazed windows, shaver point and recessed spotlights.

Bedroom Two

15'5" x 14'6" (4.72m x 4.42m)

Carpet, uPVC double glazed windows, ceiling light and rise, cornicing, radiator and fitted wardrobe.

Ensuite

9'4" x 8'11" (2.85m x 2.74m)

Tiled floor and walls, low level WC, mains shower, free standing roll top bath, pedestal wash hand basin, shaver point, uPVC double glazed window, heated towel rail, recessed spotlight, extractor and cornicing.

Bedroom Three

19'6" x 10'11" (5.96m x 3.35m)

Carpet, uPVC double glazed window, ceiling lights with roses, smoke alarm, fitted wardrobe, cornicing and radiator.

Jack and Jill Ensuite

Tiled floor and walls, mains shower, low level WC, pedestal wash hand basin, heated towel rail, uPVC double glazed window, extractor, recessed spotlights and shaver point.





Bedroom Four

13'1" x 9'7" (4.01m x 2.94m)

Carpet, uPVC double glazed windows, fitted wardrobe, radiator, ceiling light with rose and cornicing.

Second Floor Landing

Carpet, Velux window, radiator, ceiling light and smoke alarm.

Bedroom Five

18'11" x 14'3" (5.77m x 4.36m)

Carpet, uPVC double glazed windows, radiators, ceiling light and fitted wardrobe.

Bedroom Six

14'2" x 13'1" (4.32m x 4.01m)

Carpet, uPVC double glazed window, Velux window, fitted wardrobe, ceiling light, radiator and loft access.

Shower Room

9'3" x 7'4" (2.84m x 2.24m)

Carpet, low level WC, vanity wash hand basin, mains shower, heated towel rail, tiled walls, recessed spotlights and extractor.

OUTSIDE

Front - Block paved driveway, leading to a detached double garage with workbench and first floor study with uPVC double glazed window, tap, walled perimeter, private laid garden with electric gated entrance,

Rear - laid to lawn, patio, summerhouse with carpet, lights and power, shed, greenhouse, planted borders, electric sockets, security lights, fenced perimeter, shed, side vehicle access, tap,

METHOD OF SALE

For sale by way of private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C

COUNCIL TAX BAND

Council tax band: G



VIEWINGS

Viewing via sole agents, Mount & Minster (01522 716204).

PARTICULARS

Drafted and photographed following clients' instruction January 2021.

ADDITIONAL INFORMATION

For further information, please contact Daniel Baines of Mount & Minster:

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Low Street, Beckingham



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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