HUNTERS®

HERE TO GET *you* THERE



Wood Lane

Beckingham, DN10 4NS

Asking Price £185,000

3 1 2 C

Council Tax: A





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Asking Price £185,000





ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
With stairs rising to the first floor accommodation and radiator. Door giving access into:

LOUNGE
13'10" x 13'1" (4.24m x 4.00m)
uPVC double glazed window to the front elevation, radiator, vinyl flooring, coving to ceiling and fireplace. Archway gives access into the hallway with under stairs storage area and central heating boiler. Further door gives access into:

DINING ROOM
16'2" x 8'0" (4.94m x 2.45m)
uPVC double glazed window to the side elevation, radiator, vinyl flooring and coving to ceiling. Opening gives access into:

KITCHEN
9'1" x 9'1" (2.79m x 2.78m)
uPVC double glazed window to the rear elevation and uPVC double glazed door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset sink and drainer with mixer tap, space for range style cooker and fridge freezer, provision for dishwasher and coving to ceiling.

FAMILY BATHROOM
8'11" x 6'1" (2.73m x 1.86m)
Doorway from Dining Room.
uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin mounted in vanity unit, bath and separate shower cubicle, part tiled walls and heated towel rail.

FIRST FLOOR LANDING
uPVC double glazed window to the side elevation, loft access and doors in turn giving access to:

MASTER BEDROOM
13'0" x 10'5" (3.97m x 3.18m)
uPVC double glazed window to the front elevation with open field views, radiator, coving to ceiling and wooden double doors giving access to:

W.C.
4'0" x 3'6" (1.23m x 1.08m)
uPVC double glazed window to the side elevation, w.c., hand basin mounted in vanity unit, part tiled walls and full storage cupboard.

BEDROOM TWO
11'11" x 8'0" (3.64m x 2.46m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE
8'0" x 7'9" (2.45m x 2.37m)
uPVC double glazed window to the reawr elevation, radiator and coving to ceiling.

EXTERNALLY
To the front is a driveway allowing off road parking for multiple vehicles and garden mainly set to lawn. The driveway gives access to the side entrance with useful workshop (7.5m x 4.5m approximately) with three phase electric and access to the enclosed rear garden, which is anly mainly set to lawn, slabbed patio and open field views.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

MATERIAL INFORMATION

https://app.coadjute.com/ent/share/62d781b4-b475-4c41-97c5-8f02a9c1e970









Road Map



Hybrid Map



Terrain Map



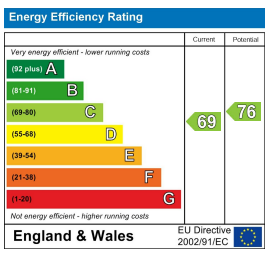
Floor Plan

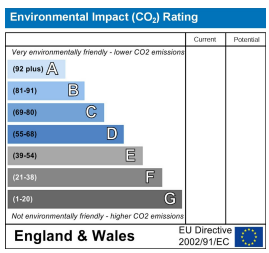


Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com