

# HUNTERS®

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## The Paddocks

Beckingham, DN10 4PD

Asking Price £225,000



Council Tax: B





# 16 The Paddocks

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## ACCOMMODATION

Composite double glazed entrance door leading into Entrance Porch with part glazed wood door opening into:

## ENTRANCE HALLWAY

Loft access with fixed pull down ladder, radiator, coving to ceiling and doors giving access to:

## LOUNGE

17'5" x 11'8" (5.33m x 3.56m)

uPVC double glazed bow window to the front elevation and two further uPVC double glazed windows to the side elevation, marble effect fireplace and hearth with surround and mantle and electric fire feature, two radiators and coving to ceiling.

## KITCHEN

10'4" x 10'4" (3.17m x 3.17m )

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer, wall, larder and display units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, integrated appliances including electric oven, four ring electric hob with extractor over, fridge and freezer, automatic washing machine and dishwasher, radiator.

## MASTER BEDROOM

16'6" x 11'7" to its maximum dimensions (5.03m x 3.55m to its maximum dimensions)

uPVC double glazed bay window to the rear elevation, radiator and range of fitted wardrobes, coving to ceiling.

## BEDROOM TWO

12'3" x 10'5" to its maximum dimensions (3.74m x 3.20m to its maximum dimensions)

uPVC double glazed French doors to the rear elevation with windows to either side, radiator and coving to ceiling.

## SHOWER ROOM

6'0" x 5'3" (1.84m x 1.61m )

uPVC double glazed window to the side elevation, suite comprising w.c, wash hand basin and corner shower cubicle with mixer shower, part tiled walls and radiator.

## EXTERNALLY

To the front is a wall and low maintenance gravel garden with planted borders and a block paved driveway allowing off road parking for multiple vehicles leading to the single brick built garage with roller door, light and power and side pedestrian door and uPVC window to the rear elevation. The enclosed rear garden is mainly set to lawn with mature planted borders and patio area.

## TENURE Freehold

## COUNCIL TAX

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

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

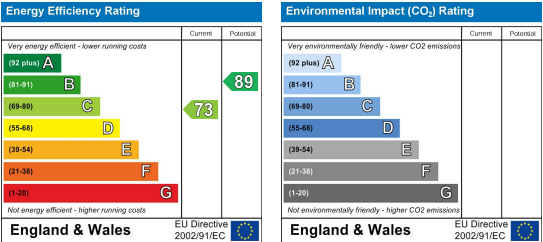


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.