



Kingsfield Court, Beckingham, Lincoln

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 OLIVER REILLY







# Kingsfield Court, Beckingham, Lincoln

Guide Price £600,000 - £625,000

- SUBSTANTIAL DETACHED FAMILY HOME
- CAPTIVATING PRIVATE ROAD POSITION
- GF W.C, UTILITY & GUEST EN-SUITE BATHROOM
- MAGNIFICENT 0.16 OF AN ACRE PLOT
- EXTENSIVE DRIVEWAY & INTEGRAL STORE
- FIVE DOUBLE BEDROOMS
- FOUR LARGE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & EN-SUITE
- PRIVATE GARDEN, ORCHARD & COUNTRYSIDE VIEWS
- HIGHLY ADAPTABLE LAYOUT! Tenure: Freehold. EPC 'bbc'

Guide Price: £600,000 - £625,000. **\*\*CHAIN FREE\*\* AN INCREDIBLE FAMILY HOME!**

Words truly aren't enough to describe this spacious, peacefully positioned and absolutely stunning detached family residence, standing proud at the head of a quiet cul-de-sac within a PRIVATE ROAD development. Set in the picturesque village of Beckingham. Boasting ease of access onto the A17 leading to Newark (with fast track rail service to London), Lincoln and Sleaford all benefiting from popular district/grammar schools. This breath-taking BEAUTY! is in a league of its own. Constructed in 2003 and substantially extended to create an expansive free-flowing layout. FULL OF FLEXIBILITY with a self-contained one bedroom annexe. The substantial accommodation comprises: Inviting reception hall, ground floor W.C, a DUAL-ASPECT dining room OPEN-PLAN through to a large breakfast kitchen, huge multi-functional family room, utility room, bay-fronted study and a WONDERFUL LIVING ROOM, inner lobby, attractive en-suite bathroom and a generous DOUBLE BEDROOM. Boasting extensive fitted wardrobes. The galleried-style first floor landing hosts FOUR DOUBLE BEDROOMS, a four-piece family bathroom and en-suite shower room, enhancing the DUAL-ASPECT master bedroom. Two of the bedrooms are enhanced by extensive fitted wardrobes. Externally, the CAPTIVATING 0.16 OF AN ACRE PRIVATE PLOT is a huge asset... backing onto open countryside. The wonderfully private garden hosts a large paved outdoor entertainment space, established orchard and an idyllic outlook behind. The front aspect is greeted with a DRIVEWAY for up to four vehicles, giving access into the integral garage store. Further benefits of this beautifully unique, adaptable and simply ONE-OF-A-KIND executive home include hardwood/uPVC double glazing throughout, an alarm system and oil fired central heating. THE WAIT IS OVER!!.. Because we have found the perfect property for you! This MUST SEE HOME simply has to be viewed, in order to be fully appreciated!



**RECEPTION HALL:** 16'10 x 10'3 (5.13m x 3.12m)

A Spacious and inviting entrance space. Accessed via a complementary obscure painted composite front entrance door with uPVC double glazed window to the front elevation. Providing carpeted flooring, stairs with an open-spindle balustrade and handrail, rising to the first floor, ceiling light fitting, smoke alarm, wall mounted alarm control panel and a useful walk-in under-stairs storage cupboard. The copious hallway provides access into three of the four reception rooms, the dining kitchen and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 9'1 x 3'9 (2.77m x 1.14m)

Providing ceramic tiled flooring. A low-level W.C with integrated push-button flush, pedestal wash and basin with chrome mixer tap. Partial wall tiled splash backs, double panel radiator, ceiling light fitting, extractor fan, and an obscure uPVC double glazed window to the side elevation.

**DINING ROOM:** 17'9 x 12'9 (5.41m x 3.89m)

A lovely and spacious DUAL-ASPECT reception room. Providing carpeted flooring, a large double panel radiator, a ceiling light fitting, TV point uPVC double glazed windows to the side and rear elevation and two sets of complementary hardwood French double glazed doors open out onto an extensive and private paved seating area, within the private garden. Open access through to the well-appointed family kitchen.

**BREAKFAST KITCHEN:** 25'3 x 10'5 (7.70m x 3.18m)

A hugely contemporary space. Providing ceramic tiled flooring. The extensive fitted kitchen has a vast range of beech and cream shaker-style wall and base units with dark wood-effect laminate roll-top work surfaces over and partial medium height wall tiled splash backs. Inset 1.5 stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding electric cooker with stainless steel extractor hood above. Integrated dishwasher. Under-counter plumbing/provision for an integrated washing machine/tumble dryer. Fitted large storage cupboard. Plinth heater, recessed ceiling spotlights and provision for an American-style fridge freezer. Complementary hardwood French double glazed doors open out into a paved seating area. Access into the multi-functional family room.

**GENEROUS FAMILY ROOM:** 19'3 x 17'10 (5.87m x 5.44m)

A HUGE multi-purpose reception room. Providing carpeted flooring, three large double panel radiators, four ceiling roses with light fittings. A fitted cupboard housing the electrical RCD consumer unit. Two uPVC double glazed windows to the front elevation. Benefiting from excellent scope to be utilised for a variety of individual purposes. Access into the reception hall and sizeable utility.

**LARGE UTILITY:** 16'10 x 13'10 (5.13m x 4.22m)

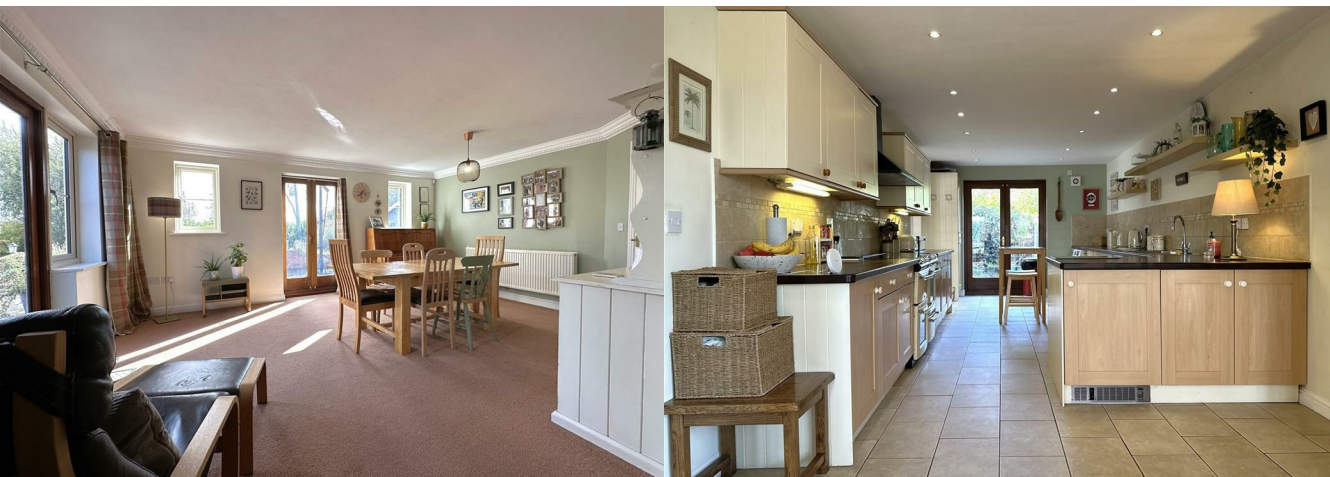
A generous and further multi-purpose space. Providing carpeted flooring, two ceiling strip lights, partial fitted work surfaces with shelving for storage. An obscure uPVC double glazed window to the rear elevation. Access to the 'WORCESTER' oil-fired boiler. Boasting excellent scope to be split or utilised for a variety of purposes.

**BAY-FRONTED STUDY:** 13'1 x 12'9 (3.99m x 3.89m)

A WELL-PROPORTIONED reception room, with carpeted flooring, a double panel radiator, ceiling light fitting and walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

**LARGE LIVING ROOM:** 18'4 x 18'3 (5.59m x 5.56m)

A VERY SPACIOUS multi-purpose reception room, with carpeted flooring, two double panel radiators, four wall light fittings extensive recessed ceiling spotlights, TV point, plumbing provisions in place for a kitchenette (annexe) space. uPVC double glazed window to the side elevation and complementary hardwood double glazed French doors with hardwood double glazed side panels, to the right side elevation. Opening out onto the large paved seating area, Access into the inner lobby.







**INNER LOBBY:** 5'10 x 5'8 (1.78m x 1.73m)  
 With carpeted flooring, ceiling light, fitting, smoke alarm, and complementary uPVC double glazed window to the side elevation. Access into the ground floor, bedroom (5)/additional reception room and the ground floor bathroom.

**GROUND FLOOR EN-SUITE BATHROOM:** 12'5 x 10'3 (3.78m x 3.12m)  
 Of stylish modern design. Enjoying complementary wood-effect LVT flooring. The attractive 'NEW ENGLAND SUITE' comprises: A wooden panelled bath with chrome taps and medium height wall panelling, low-level W.C. with levered flush. Pedestal wash basin with chrome taps and partial medium height wall panelling. A fitted shower cubicle with mains shower facility, rainfall effect shower head and lovely floor to ceiling wall tiling. Large chrome heated towel rail, shaver point, two wall light fittings, recessed ceiling spotlights extractor fan, obscure uPVC double glazed window to the side elevation. Max measurements provided.

**GROUND FLOOR BEDROOM (5):** 18'4 x 12'4 (5.59m x 3.76m)  
 A copious dual- aspect, DOUBLE bedroom/additional reception room, with carpeted flooring, two double panel radiators, recessed ceiling, spotlights, two extensive fitted wardrobes with central shelving, Two uPVC double glazed windows to the side and rear elevation enjoying marvellous outlook over the established and highly private garden.

**FIRST FLOOR LANDING:** 17'0 x 12'9 (5.18m x 3.89m)  
 A lovely galleried-style space. Providing carpeted flooring, an open spindle balustrade with handrail, double panel radiator two ceiling light, fittings, smoke alarm, loft hatch, access point with pull-down ladder, lighting, and extensive boarding. A fitted airing cupboard houses the hot water cylinder. Access into the family bathroom and four DOUBLE bedrooms. Max measurements provided.

**MASTER BEDROOM:** 15'1" x 12'9" (4.62m x 3.91m)  
 A generous DUAL-ASPECT DOUBLE BEDROOM, Providing carpeted flooring, double panel radiator, TV point, ceiling light fitting, and extensive double fitted wardrobes. Two uPVC double glazed window to the side and rear elevation. Enjoying a captivating outlook over rolling countryside. Access into the en-suite bathroom. Max measurements provided. Length reduces to 12'10 ft. (3.91m).

**MASTER EN-SUITE SHOWER ROOM:** 9'3 x 6'4 (2.82m x 1.93m)  
 Providing tiled flooring, a panelled bath with chrome mixer tap and mains shower facility. Wall-mounted clear glass shower screen, low-level W.C with integrated push-button flush and pedestal wash and basin with chrome mixer tap. Chrome heated towel rail. Two tone white/green wall tiling, shaver point, recessed ceiling, spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

**BEDROOM TWO:** 16'8 x 15'6 (5.08m x 4.72m)  
 A substantial DOUBLE bedroom, providing carpeted flooring, double panel radiator, TV point, extensive double fitted wardrobes, and a uPVC double glazed dormer window to the front elevation. Max measurements provided.

**BEDROOM THREE:** 16'2 x 10'5 (4.93m x 3.18m)  
 A well-appointed DOUBLE bedroom, providing carpeted flooring, a double panel radiator, TV point, ceiling light fitting and a uPVC double glazed window to the rear elevation, enjoying outlook over the private garden.

**BEDROOM FOUR:** 12;10 x 11'5 (3.66m;3.05m x 3.48m)  
 A well-proportioned DOUBLE bedroom, with grey carpeted flooring, a double panel radiator, ceiling light fitting TV point and a uPVC double glazed window to the front elevation.

**FOUR-PIECE FAMILY BATHROOM:** 10'4 x 9'1 (3.15m x 2.77m)  
 Of a large proportion, with wood-effect laminate flooring, a corner fitted bath with chrome mixer tap. A double fitted shower cubicle with mains shower facility. A low-level W.C with integrated push button flush and pedestal wash hand basin with chrome mixer tap. Floor to ceiling wall tiling, double panel radiator, shaver point recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation.

**INTEGRAL GARAGE STORE:** 13'3 x 3'3 (4.04m x 0.99m)  
 Accessed via secure hardwood external double doors, with power and lighting.

**EXTERNALLY:**  
 The property commands an eye-catching position at the head of private cul-de-sac. The front aspect retains a substantial block paved driveway, allowing AMPLE OFF-STREET PARKING for a vast array of vehicles. A paved pathway with partial planted borders leads to the front entrance door with storm canopy, external ceiling light and three external wall lights. The front garden is laid to lawn with established shrubs and partial planted borders. Access into the integral garage store. There is 360° access around the property via a secure left and right sided timber access gate, leading into the generous and hugely private rear garden. Beautifully established. Enjoying an extensive paved seating/outdoor entertainment area with a central raised brick pond with complementary water feature, an array of external wall lights, provision for a timber summerhouse. The garden is predominantly laid to lawn and highly established with a vast array of attractive bushes, shrubs and trees. There is a secret orchard at the bottom of the garden, located behind a large laurel hedge. Providing a variety of mature fruit trees including four apple, a cherry, pear, plum and hazelnut tree. There are fully fenced boundaries, enhanced by high-level hedge-rows and a captivating unspoiled outlook over the countryside behind. The wrap-around pathway continues to the left side of the property with further provision for an additional summerhouse. There is a large paved seating area directly accessed from the French doors in the dining kitchen, with outside, tap, and external wall lights. Also leading to the oil tank.

**Services:**  
 Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and a combination of uPVC and hardwood double glazing throughout.  
 PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 3,144 Square Ft.**  
 Measurements are approximate and for guidance only.









Tenure: Freehold. Sold with vacant possession.

Local Authority:  
North Kesteven District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'bbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Beckingham

The highly sought after semi-rural village of Beckingham is situated approximately 6 miles away from Newark-On-Trent, which offers superb rail connections via Newark North Gate and Castle Gate station. Including the fast track link to London Kings Cross Station which takes approximately 90 minutes. The village is conveniently located for excellent access onto the A17, A1 and A46. There are a range of excellent schooling links close to the village, including Brant Broughton Church Of England And Methodist Primary School. There is also a bus service to a range of local secondary schools within the Lincolnshire district and a desirable grammar school at Sleaford. The village itself offers a lovely Restaurant called 'The Black Swan' and has a local church and an active Village Hall. Used for a range of social clubs and events.

Viewing Arrangements:

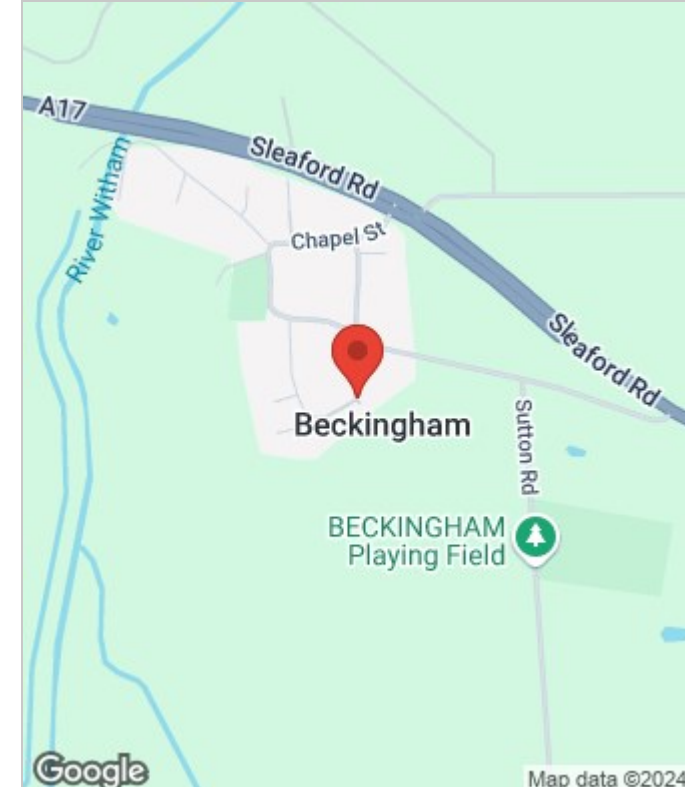
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



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