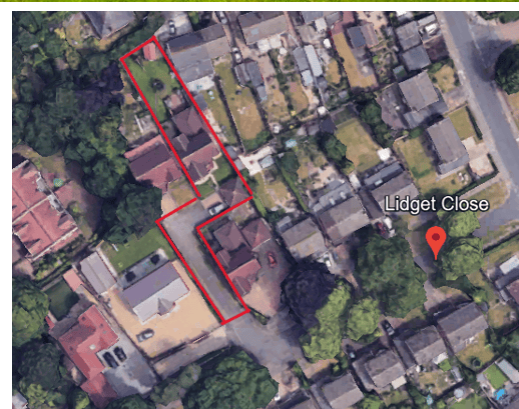


4 Bedroom(s), Detached House, Freehold

Lidget Close, Bessacarr.



- Executive Four Bedroomed Detached House
- Large and Well Presented Games/Cinema Entertaining Room
- Modern Spacious Fully Fitted Kitchen with Island and Separate Utility Room
- Double Garage with Power (EV Charger) and Off Road Parking
- Close to Local Amenities, Reputable Schools and Motorway Network

- Immaculately Presented Extended Accommodation
- Sitting Room/Reception Room
- Unique Outdoor Summer house with Power
- Envious Position on a Quiet cul-de-sac off Bawtry Road

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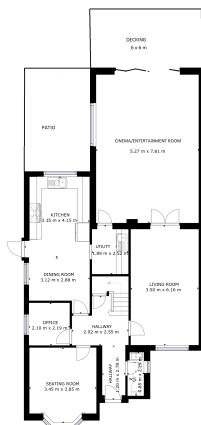
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Owner's View

A unique four bedroom detached property in an enviable position, has to be seen to be appreciated, it is off the main cul-de-sac and on a very good sized plot with it's own private driveway. It's quiet and secluded but within walking range of Bessacarr and Willow primary schools, as well as the local shops and several amenities. The double garage has up-and-over doors to the front, with both power and light, plus ample storage space into the eaves. The driveway provides parking for up to 4 vehicles in front of the garage and 3-4 down the private drive. Well maintained lawns at front and rear, where you will also find a lovely brick built summer house and great 2 tiered entertaining space. The property comprises of: an elegant bright hallway and staircase, a very handy and modern downstairs cloak/WC, then a good sized room currently used as an office, just opposite this is the front facing large bright lounge, with built in customizable lighting and surround sound system. Heading through the internal doors to the back you will find one of the highlights of this property – a stunning entertaining space which includes a home cinema and pool table.

Ground Floor

Floor Plan



Matterport

Entrance Hallway



Kitchen Diner



Utility Room



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Lounge



Cinema Room



Office/Play Room



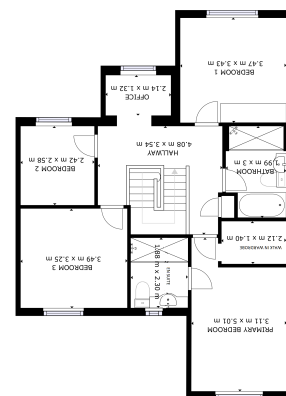
Ground Floor W/C



First Floor

Floor Plan

Matterport



Master Bedroom Suite



Second Bedroom



Third Bedroom



Fourth Bedroom



Landing With Office Space





Family Bathroom



External

Front Aspect



Rear Garden



Property Informatin

Council Tax Band - F
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - £1578
 Average Annual Gas Bills - £1007
 Average Annual Water Bills - £384
 Tenure - Freehold
 Solar Panels - No
 Space Heating System - Gas Boiler with radiators (Combi)
 Approximate Heating System Installation Date -When Built
 Water Heating System -Gas boiler with tank



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Approximate Water Heating Installation Date - 2012

Boiler Location - Loft

Approximate Electrical System Installation Date - When Built

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

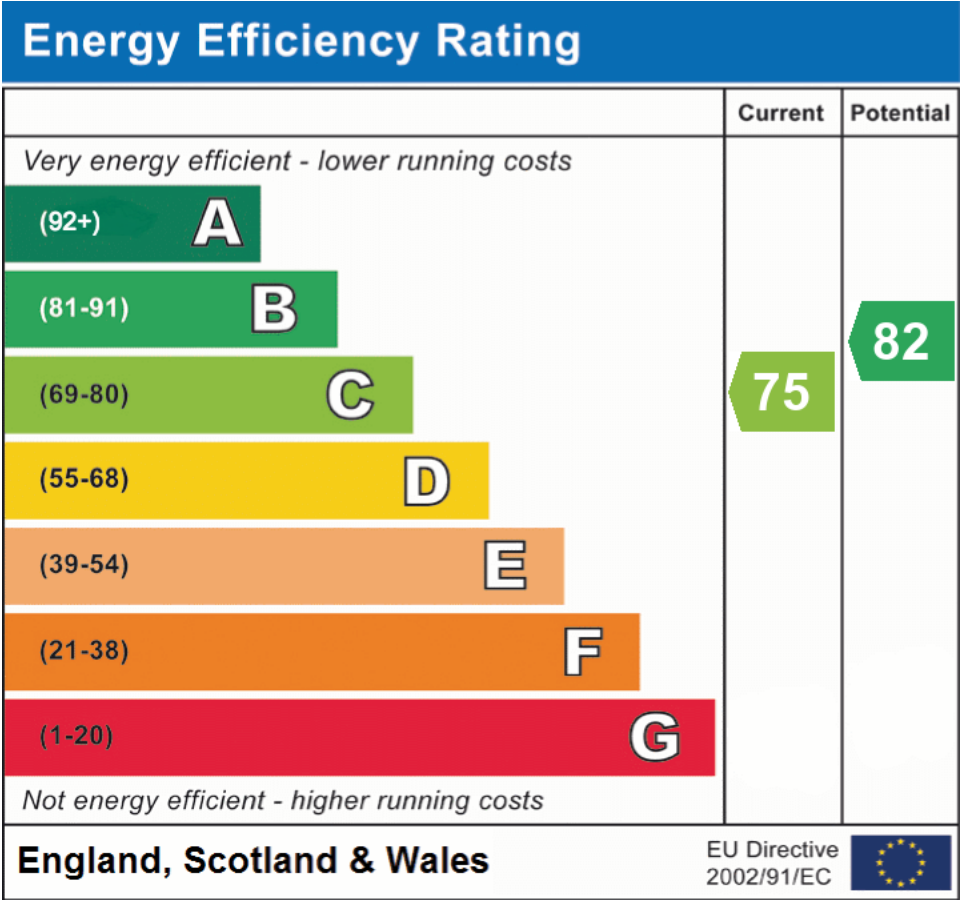
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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Energy Performance Certificate



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