

5 Bedroom(s), Detached House, Freehold

Bawtry Road, Bessacarr.



- 3D Virtual Tour Available
- Modern and Spacious Dining Kitchen
- Four Reception Rooms
- Master Bedroom Suite Having Walk in Dressing Area
- CCTV, Ring Doorbell and Burglar Alarm

- Stunning Detached Family Home in a Sought After Location
- Utility, Cloakroom and Ground Floor W/C
- Five Double Bedrooms Two with En Suites and Four Having Air Conditioning
- Integral Garage and Driveway Allowing for Off Road Parking
- Generous Mature Garden with Fruit Trees and a Shed to the Rear

**Offers Over
£675,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

Welcome to the epitome of luxury living in the heart of Bessacarr! Owning this remarkable five-bedroom property has been a privilege and an absolute pleasure for the current owners, who have cherished it as their fabulous family home for the past two decades. Situated in one of Bessacarr's most sought-after locations, this residence offers not just a house but a lifestyle. The property boasts excellent entertaining spaces, perfect for hosting gatherings and creating lasting memories with family and friends. The carefully landscaped garden is a true oasis, complete with a natural lake/pond that attracts a variety of wildlife, including ducks, moorhens, and herons – providing a serene backdrop to your daily life. Families will appreciate the convenience of the property's location, with easy access to schools such as Hill House and convenient transportation options like the school bus collecting from the nearby Esso garage. This home seamlessly combines elegance, comfort, and practicality, making it a rare find in the UK housing market. Don't miss the opportunity to call this outstanding property your own and embark on a new chapter of your life.

Floor Plan



FLOOR 1
 GROSS INTERNAL AREA
 FLOOR 1: 147 m² FLOOR 2: 129 m²
 TOTAL: 276 m²
 *G222 AND G223/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000



Entrance Hallway



Utility



Dining Kitchen



Lounge



Family Room



Dining Room



Ground Floor W/C



First Floor

Floor Plan



Garden Room



FLOOR 2

GRAND TOTAL AREA
 FLOOR 2: 187.00 sq ft
 TOTAL: 288.00 sq ft
 SIZES AND DIMENSIONS GIVEN IN METRE. ACTUAL MAY VARY.

Matterport

Master Bedroom With En Suite and Dressing Room



Second Bedroom With En Suite



Third Bedroom



Fourth Bedroom



Fifth Bedroom



Family Bathroom



External

Front Aspect



Rear Garden and Pond



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold



Panels - No
 Space Heating System - Gas Boiler with radiators
 Approximate Heating System Installation Date - Boiler 8 years old
 Water Heating System - Gas boiler with tank
 Approximate Water Heating Installation Date - 20 years ago
 Boiler Location - Garage
 Approximate Electrical System Installation Date - 20 years ago
 Approximate Electrical System Test Date -
 Fires/Heaters - Gas
 Permanent Loft Ladder - Yes
 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.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	