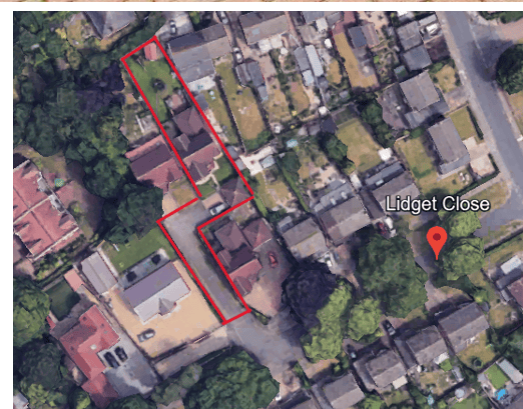


4 Bedroom(s), Detached House, Freehold

Lidget Close, Bessacarr.



- No Chain
- Immaculately Presented Extended Accommodation
- Sitting Room/Reception Room
- Unique Outdoor Summer house with Power
- Envidable Position on a Quiet cul-de-sac off Bawtry Road

- 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

**Offers Over
£525,000
Reduced**

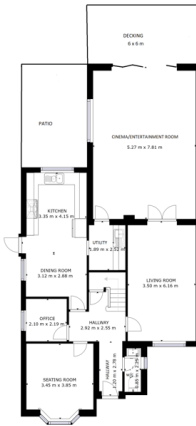
Book your viewing today Tel: 01302 247754

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



DRINKS INTERNAL AREA
GROUND COVER: 12.50 m² (134.00 sq ft) TOTAL FLOORING: 78.74 m² (848.00 sq ft) TOTAL COVERED AREA: 91.24 m² (982.00 sq ft)

Matterport



Entrance Hallway



Utility Room



Kitchen Diner



Lounge



Office/Play Room

Cinema Room



Ground Floor W/C

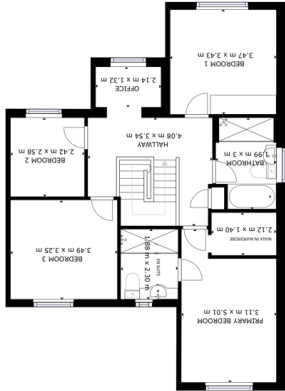




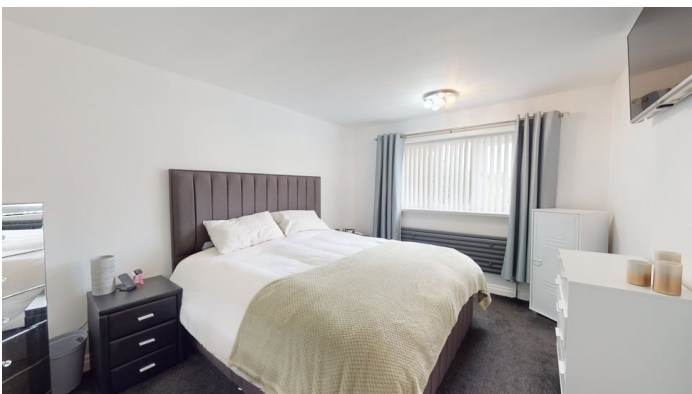
First Floor

Floor Plan

Matterport



Master Bedroom Suite



Second Bedroom



Third Bedroom





Fourth Bedroom



Family Bathroom



Landing With Office Space



External

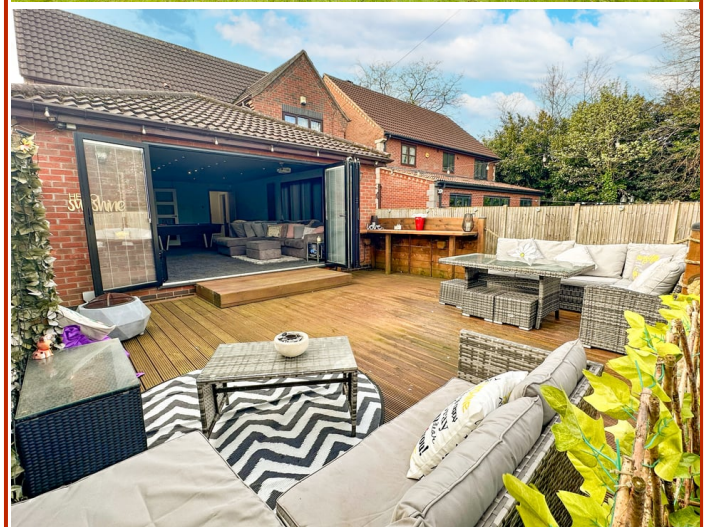


Front Aspect





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

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	75	
(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	