



Alexander Jacob  
estate agents & company



**Willow Lane**  
Beckingham Road, Doncaster

**Offers in the Region of £700,000**

**Property & Estates Consulting**  
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# Willow Lane

## Beckingham Road, Doncaster

Extensive FIVE BEDROOM Detached Family Home Measuring Approximately 3880 Sq Ft.

### Property Overview

- Striking Split Staircase & Impressive All Around Balcony Landing
- Further Versatile Accommodation with Annexe & Income Potential
- A Sweeping Driveway, Attached Garage & Handy Electric Car Charging Point
- Previous Planning Permission for Additional Detached Triple Garage
- Council Tax Band: G EPC Rating: C



We are delighted to welcome this extensive FIVE BEDROOM detached family home to the market, showcasing a striking split staircase at the heart of the property, and an impressive all around balcony landing. The characterful main living accommodation briefly comprises of a welcoming entrance hall, sizeable lounge, dining room, sitting room, breakfast kitchen, utility room, ground floor WC, galleried first floor landing, master bedroom complete with master en suite, dressing area and walk in wardrobe, second bedroom with en suite access, third bedroom boasting a study/ gaming area, fourth bedroom, and a well appointed family bathroom, featuring a whirlpool bathtub. Further versatile accommodation enjoying separate access consists of an entrance hall, ground floor WC, reception room currently utilised as a study/ home office, first floor landing, ONE DOUBLE BEDROOM and a three piece bathroom suite. An existing, attached garage with both power and plumbing could quite easily be converted into a second kitchen diner, subject to the necessary planning consents, transforming the space into a self-contained annexe with income potential. Approached via a private lane, and accessed via ornate wrought iron gates, a sweeping driveway fitted with a handy electric car charging point leads towards the property, catering for multiple vehicles. Planning permission was previously granted to build a further detached triple garage with loft storage- PLANNING REF: 15/00406/HSE. Resting upon approximately half an acre, the green grounds display a generous, wrap around polished stone entertaining area, a nine seater hot tub equipped with an air source heat pump, and a summerhouse, bursting with potential. Standing alone on the outskirts of Beckingham, this exceptional family home enjoys close proximity to several local shops, a popular pub in the neighbouring village and a garden centre, whilst providing miles of walking and cycling routes. Beckingham Primary School, having most recently achieved a good Ofsted rating, is just a brief walk away. For secondary education, the commodious plot sits well within the catchment area for the highly regarded Queen Elizabeth's Grammar School, which is easily accessible by school bus. Excellent commuter links via the A1 and A631 offer easy access to neighbouring towns, to include Retford, Bawtry and Gainsborough, which showcase a further wealth of everyday conveniences, leisure facilities, eateries, bars and schools. Viewings are highly recommended to fully appreciate the plentiful accommodation and rural setting being offered for sale.

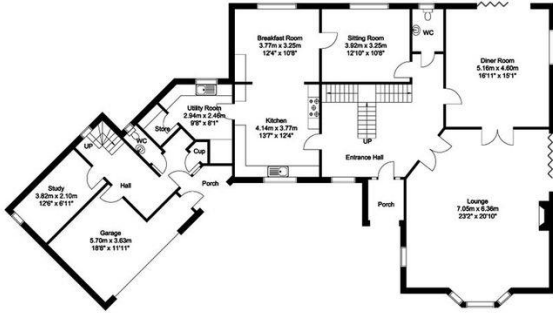
- Sizeable Green Grounds Featuring Wrap Around Polished Stone Entertaining Area, Nine Seater Hot Tub with Air Source Heat Pump Significantly Reducing Running Costs, & Summerhouse
- Standing Alone on the Outskirts of Beckingham
- Easy Access to the Neighbouring Towns of Retford, Bawtry & Gainsborough



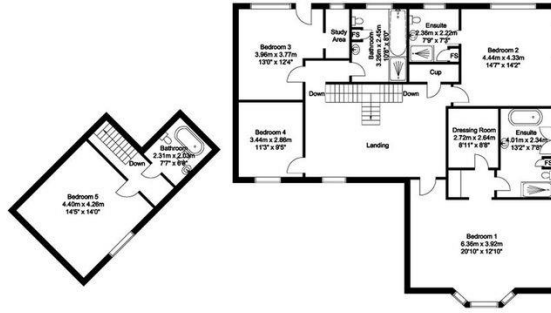
*Road links are served by the M1 & A1(M) offering greater transport links throughout the UK. Train stations in the neighbouring towns offer direct lines to King's Cross & Edinburgh.*



**Ground Floor**  
192 sq m/2066.67 sq ft  
Approx.



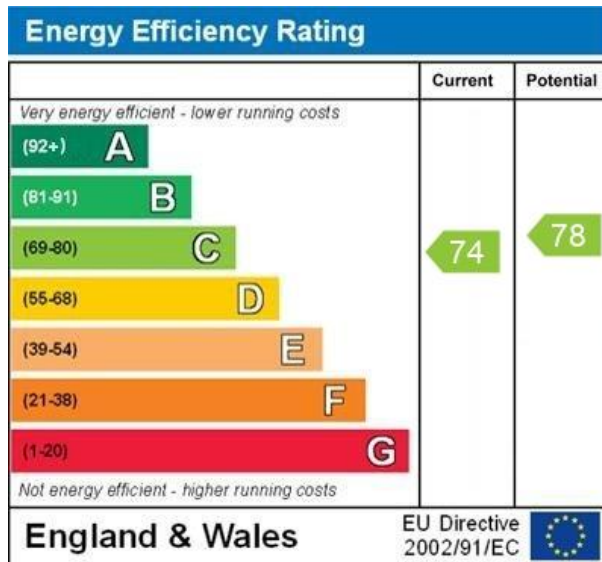
**First Floor**  
166 sq m/1786.80 sq ft  
Approx.



**Outbuilding**  
17 sq m/182.98 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

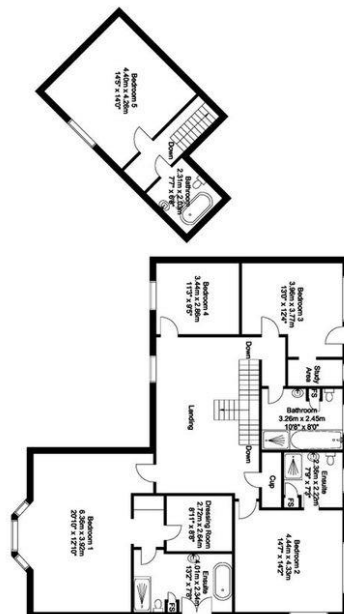
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

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