BURGIN ATKINSON
& C O M P A N Y



1 Nursery Gardens

Beckingham, Doncaster, DN10 4NF

£450,000

5 3 2 C

Guide Price £450,000 to £460,000
Situated in the popular village of Beckingham, this immaculate five-bedroom family home offers spacious, versatile living in a peaceful rural setting with excellent transport links and easy access to Gainsborough, Bawtry and local amenities. Beautifully presented throughout, the property features generous reception spaces, a contemporary kitchen, landscaped gardens, a double garage, and energy-efficient features including an economical heating system and a rainwater harvesting system, making it a luxurious and sustainable home.







Description
Nestled in the heart of the beautiful North Nottinghamshire countryside, the sought-after village of Beckingham offers a peaceful rural setting while remaining exceptionally well connected. The historic market town of Gainsborough is less than five miles away, while the vibrant and cosmopolitan town of Bawtry lies just eight miles to the west, providing an excellent range of shops, restaurants, cafés and amenities.

The area benefits from excellent transport links, with easy access to the wider road network and railway stations at Gainsborough and Retford, offering services to a variety of destinations. For those travelling further afield, Doncaster Sheffield Airport is approximately 14 miles away.

Beckingham is a thriving village with a strong sense of community. It is home to a well-regarded primary school, rated 'Good' by Ofsted, while secondary education is available at Queen Elizabeth's High School in Gainsborough. The village hall forms the heart of community life, hosting a wide range of activities including toddler groups, gardening clubs and social events, complemented by its own licensed social club. Residents also enjoy a recreation ground featuring a football pitch and cycle track.

This exceptional family home has been impeccably maintained and offers spacious, versatile accommodation throughout. The property boasts five exceptionally generous double bedrooms, two of which benefit from stylish en-suite shower rooms, making it ideal for growing families or those seeking flexible guest accommodation.

The ground floor has been thoughtfully designed for both everyday living and entertaining, featuring three impressive reception rooms alongside a stunning contemporary kitchen with dining area. A separate utility room provides additional practicality and convenience.

Outside, the beautifully maintained rear garden offers a wonderful private retreat, complete with an attractive summer house that is perfect for relaxing, entertaining or enjoying the outdoors. The property also benefits from an integrated double garage and a generous driveway providing ample off-road parking. To the rear of the garden is a trainline.

Presented in immaculate, move-in-ready condition, this outstanding home combines luxury with impressive energy efficiency. An ultra-economical heating system helps minimise running costs while ensuring year-round comfort. Further enhancing the property's environmental credentials is a fully installed rainwater harvesting system, which collects and stores rainwater in a substantial underground tank. At the turn of a valve, the stored water can be used for garden irrigation or flushing toilets, reducing reliance on mains water, lowering household costs and supporting a more sustainable lifestyle.

Living Room 12'11" x 18'11" (3.96 x 5.77)

Kitchen Diner 16'3" x 19'6" (4.97 x 5.96)

Dining Room 17'10" x 10'7" (5.46 x 3.24)

Sun Room 9'1" x 12'4" (2.78 x 3.78)

Utility Room 7'9" x 5'10" (2.37 x 1.80)

W/C 3'0" x 5'10" (0.92 x 1.79)

Bedroom One 16'2" x 16'7" (4.94 x 5.06)

En-Suite 5'10" x 5'10" (1.80 x 1.78)

Bedroom Two 16'2" x 13'3" (4.94 x 4.04)

En-Suite 11'3" x 4'3" (3.45 x 1.32)

Bedroom Three 13'2" x 15'7" (4.03 x 4.77)

Bedroom Four 9'3" x 7'3" (2.83 x 2.23)

Bedroom Five 8'6" x 10'7" (2.61 x 3.23)

Bathroom 11'1" x 7'11" (3.39 x 2.42)

Garage 16'5" x 16'6" (5.01 x 5.04)

Garden Room 8'8" x 11'9" (2.65 x 3.59)

General Remarks & Stipulations
Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band F.
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Parking: Off Street parking.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.
* This property is available with a Gazeal Reservation Agreement, providing both buyer and seller with greater security and commitment throughout the transaction. Please contact us for further details *

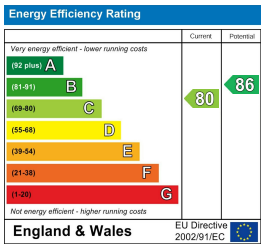
Area Map

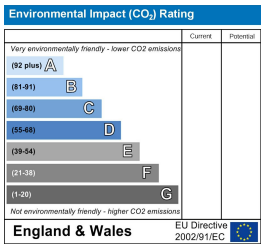


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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