



6 BECK CLOSE
GRIMSBY, DN41 8SB

£199,950
FREEHOLD



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THE PERSONAL
AGENTS

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01724 642002

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ENTRANCE HALLWAY

As you enter the property through the entrance door you are met with the entrance hallway with stairs to the first floor and a door to the lounge

LOUNGE

With a large front facing picture window and a central fireplace this room is a great size with ample space for seating and furniture a door leads into

DINING ROOM

With a rear facing window overlooking the garden and a door to the

KITCHEN

benefitting from a range of modern wall and base units with complementing worktops and an integrated oven with separate electric hob with extractor over, a door leads to an all important storage cupboard and the side door leads out into the garden, a rear facing window provides views over the rear garden

FIRST FLOOR HALLWAY

With doors to all first floor rooms, a side window and access to the loft

BEDROOM ONE

With a front facing window this fantastic sized double bedroom benefits from fitted wardrobes and has ample space for further bedroom furniture

BEDROOM TWO

With a rear facing window this double bedroom is currently utilised as a guest single bedroom/office hobbies room

BEDROOM THREE

This front facing room is a perfect single bedroom or office space

BATHROOM

Located to the rear of the property with a low flush W.C, pedestal hand wash basin and a paneled bath with shower over and glazed shower screen.

EXTERNALLY

As you approach the property from the front you are met with beautifully maintained lawn areas with flower borders, driveway gates open and the driveway leads down to the garage and rear garden.

The rear garden is laid to lawn with decorative shrubs and trees a small pond provides a feature area and fencing offers security



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ADDITIONAL INFORMATION

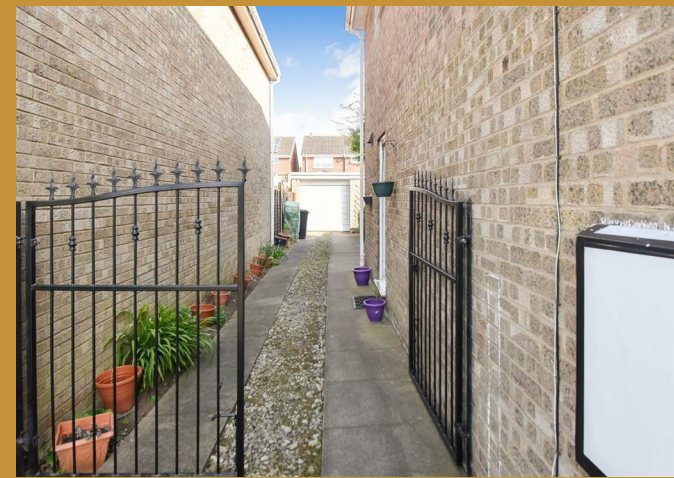
Local Authority – West Lindsey

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Property			
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.05 acres		
Council Tax:	Band C		
Annual Estimate:	£1,963		
Title Number:	LL40058		
Local Area			
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:	No Risk	12 mb/s	80 mb/s
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	Very Low	1000 mb/s	

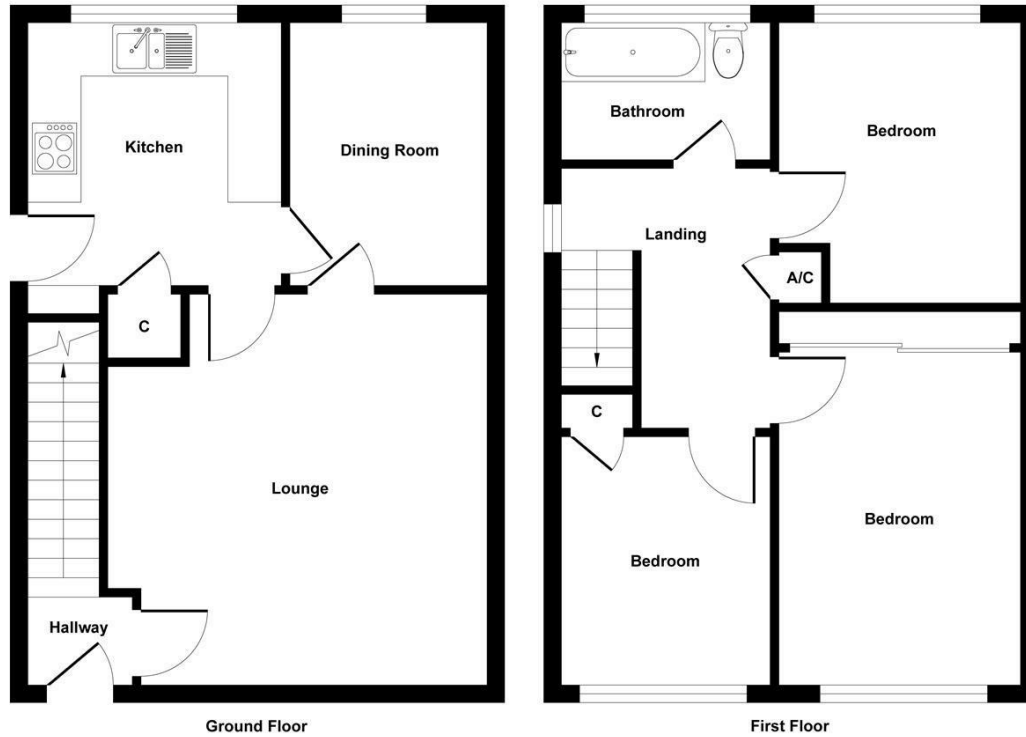


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			85
		59	
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



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