



6 Kings Chase, Barnoldby le Beck, North East Lincolnshire DN37 0BG

Situated in the desirable village of Barnoldby le Beck which lies to the western side of Grimsby, ideally placed for easy access to Humberside Airport, Grimsby Town Centre and the A46 is this STUNNING INDIVIDUALLY DESIGNED FAMILY HOME. Constructed by the builder for his own occupation the property has been finished to a high standard including: Aluminium clad triple glazed windows and doors, heat recovery clean air vents, under floor heating to the ground floor, oak doors throughout and a stunning glass and oak framed return staircase.

The fabulous accommodation includes: Entrance hall, cloaks/wc, utility, cinema room, sitting room, extremely spacious living dining kitchen including a walk in pantry and storage cupboard. To the first floor there is a master bedroom with dressing room and a luxurious bathroom, second bedroom with en suite plus two further bedrooms sharing a Jack n Jill shower room. Air source pump central heating. Double garage. Open plan front garden and a substantial rear garden including a large patio area, summerhouse and ornamental pond.

£750,000

- STUNNING FAMILY HOME
- POPULAR VILLAGE LOCATION
- BUILT TO A HIGH STANDARD
- LOVELY GARDENS
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- THREE BATHROOMS
- UTILITY & CLOAKS/WC
- DOUBLE GARAGE
- VIEWING A MUST



DIRECTIONS

what3words = pods.accordion.eradicate

Please note the official postcode is not recognised on Rightmove which is DN37 0FE

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH



ENTRANCE HALL

Approached via a grey aluminium clad entrance door flanked by two triple glazed windows. This stunning entrance hall has a glass and oak framed central staircase which leads up to the first floor. LVT flooring with under floor heating. Inset spot lights and a heat recovering clean air filter to ceiling.



CLOAKS/WC

Fitted with a green vanity unit comprising a concealed wc and a semi recessed sink set with cupboards below. Triple glazed window. LVT flooring with under floor heating. Inset spot lights to ceiling.



UTILITY ROOM

5'8" x 8'1" (1.75 x 2.47)

Triple glazed window to the rear elevation, inset spot lights to ceiling

LIVING DINING KITCHEN

46'11" x 13'11" (14.31 x 4.26)

Flowing from front to back this unbelievable space is everything a modern family requires with ample space for dining, a seating area and a contemporary styled kitchen all with LVT flooring again with under floor heating and inset spot lights and two heat recovery clean air filters to ceiling. There are two triple glazed windows to the front elevation and triple glazed sliding doors with matching windows either side to the kitchen area, which leads out onto the rear patio area.

The kitchen area is fitted with a range of grey units including a matching housing for a large fridge freezer and incorporating two Miele electric ovens and Miele induction hob having a ceiling extractor unit above. The Quartz contrasting work surfaces are inset with a black resin sink which extends to include the central island/breakfast bar unit which has space beneath for a dishwasher.

To the rear of this room is a walk in pantry and storage room which are accessed two sliding barn doors.



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



DINING AREA PHOTO



DINING AND SEATING AREA PHOTO



PANTRY CUPBOARD

4'5" x 6'3" (1.36 x 1.92)

With an exposed brick feature wall, this useful pantry cupboard contains an fitted shelving to the walls. LVT flooring.



STORE CUPBOARD

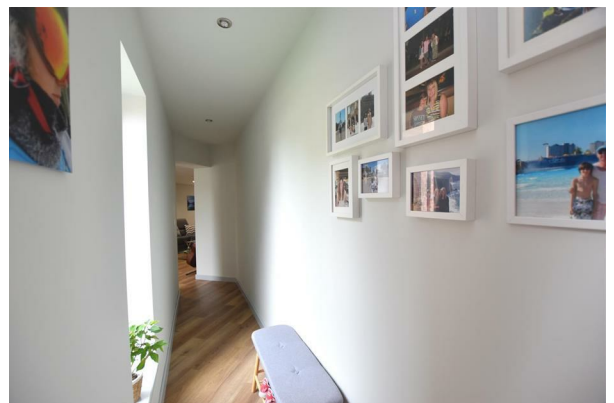
4'9" x 6'11" (1.46 x 2.12)

Ideal for the storage of ironing boards, vacuum cleaners etc again has LVT flooring, fitted shelving and a useful fitted worktop.



COVERED ENTRANCE AREA

With open access from the dining area this curved covered walk way leads to the personal door to the double garage. Triple glazed window.



CINEMA ROOM (FRONT)

12'10" x 14'0" (3.93 x 4.27)

Two triple glazed windows to the front elevation, LVT flooring with under floor heating. Inset spot lights heat recovery clean air filter to ceiling.



SITTING ROOM (REAR)

14'0" x 10'2" (4.28 x 3.11)

This cozy second sitting room has views over the rear garden and has LVT flooring with under floor heating, inset spot lights and heat recovery clean air filter to ceiling. Triple glazed french doors.



FIRST FLOOR

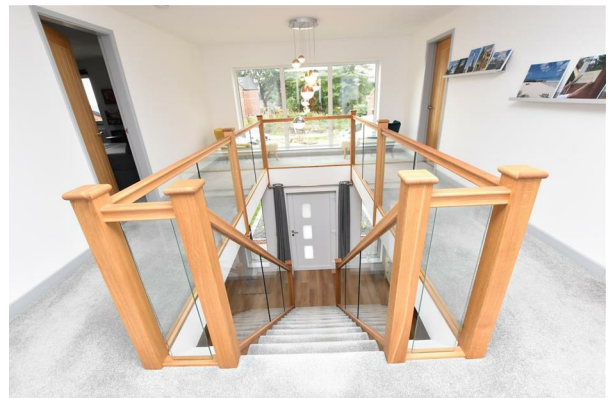
LANDING

The oak and glass return staircase leads up to the amazing landing which has large picture triple glazed windows to both the front and rear elevations. Access to roof space with retractable ladder. Floor to ceiling storage cupboard. Inset spot light and heat recovery clean air filter to ceiling.



STAIRCASE

View from the landing



MASTER BEDROOM SUITE

This spacious suite includes a double bedroom, a good sized dressing room and a stunning bath/shower room.



BEDROOM

13'11" x 9'10" (4.26 x 3)

Having a large triple glazed window overlooking the rear garden, contemporary styled radiator, laminate flooring and heat recovery clean air filter to ceiling. Open access leads into:-



BEDROOM

Additional photo



DRESSING ROOM

14'0" x 11'9" (4.28 x 3.59)

Fully fitted with shelving and hanging space. Contemporary styled radiator. Door leads into the:-



LUXURY BATHROOM EN SUITE

13'11" x 10'8" (4.26 x 3.27)

This stylish 5 star hotel quality bathroom is fitted with a free standing oval bath tub with a chrome hand held shower spray, a large walk in tiled shower cubicle having a glass fronted screen with twin shower heads and a vanity unit comprising a concealed wc, a semi recessed sink with cupboards below. A large triple glazed one way mirror is situated close the bath having views over the rear garden. Two contemporary styled radiators. Inset spot lights and a heat recovery clean air filter to ceiling.



BATHROOM EN SUITE



OVAL BATH TUB



BEDROOM 2 (FRONT)

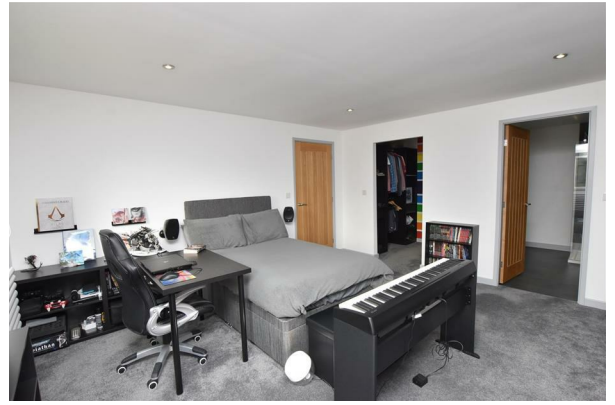
14'0" x 14'4" (4.27 x 4.39)

Two triple glazed windows to the front elevation having two contemporary style radiators below. Inset spot lights and heat recovery clean air filter to ceiling. Open access leads into dressing room



BEDROOM 2

Additional photo



DRESSING ROOM

5'5" x 8'0" (1.67 x 2.44)

This useful dressing room is fitted with shelving and hanging space together with a striking accent wall. Inset spot lights to ceiling.



EN SUITE SHOWER ROOM

6'3" x 8'11" (1.93 x 2.72)

This stylish en suite is fitted with a large tiled walk in shower cubicle having a glass front and twin shower heads and a black high gloss vanity unit including a concealed wc and a semi recessed vanity unit. Triple glazed opaque window. Inset spot lights and heat recovery clean air filter to ceiling.

BEDROOM 3 (REAR)

12'1" minimum x 9'10" (3.7 minimum x 3.01)

Fitted with a bank of floor to ceiling wardrobes, two triple glazed windows having contemporary styled radiators beneath. Inset spot lights and heat recovery clean air filter to ceiling. Door leads into the Jack n Jill en suite.



BEDROOM 3

Additional photo



JACK N JILL EN SUITE

4'2" x 10'3" (1.28 x 3.14)

Fitted with a fully tiled deep shower area again with twin heads and a grey high gloss vanity unit comprising a concealed wc and a semi recessed sink. Opaque triple glazed window. Inset spot lights and a heat recovery clean air filter to ceiling.



JACK N JILL EN SUITE

Shower area



BEDROOM 4 (FRONT)

10'3" x 13'11" (3.13 x 4.26)

Two triple glazed windows both having contemporary styled radiators beneath. Laminate flooring. Inset spot lights and a heat recovery clean air filter to ceiling. Door leads into the Jack n Jill en suite.



BEDROOM 4

Additional photo



OUTSIDE



DOUBLE BRICK GARAGE

21'3" x 17'8" (6.49 x 5.40)

Two remote controlled doors to the front, light and power. Additional storage to roof space. Personal door leads into the main house.



THE GARDENS

As previously mentioned the property stands at the head of the cul de sac having both front and rear gardens. The open plan fore garden is still yet to be completed but has two lawned areas together with a central grey pathway leading to the front entrance which is flanked by gravel borders planted with young laurels. The fabulous enclosed rear garden has views towards woodland and is formally laid out containing circular lawned areas connected by coloured gravel pathways inset with young bushes and shrubbery. Situated close to the property is a substantial raised paved patio ideal for Alfresco entertaining and located to the rear of this garden is a second paved patio, a timber summer house and an ornamental pond. Outside tap. The property will be approached via a block paved road on completion of the last property by the original land owners.



THE GARDENS

Additional photo



VIEW FROM THE MASTER BEDROOM



THE GARDENS

Additional photo

PATIO AREA



REAR PATIO/SUMMER HOUSE



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold and in addition there will be a management company set for the residents of King's Chase for the maintenance of the common areas, running of the company etc Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band F

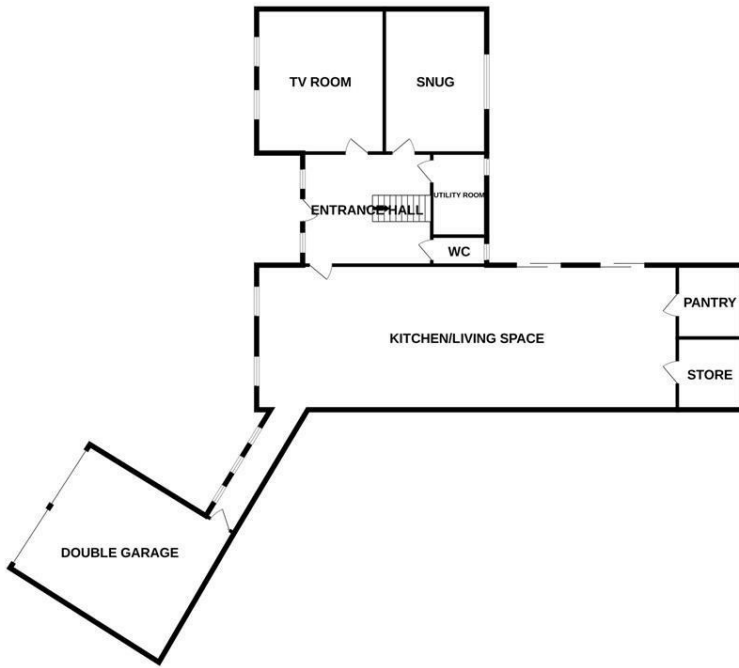
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

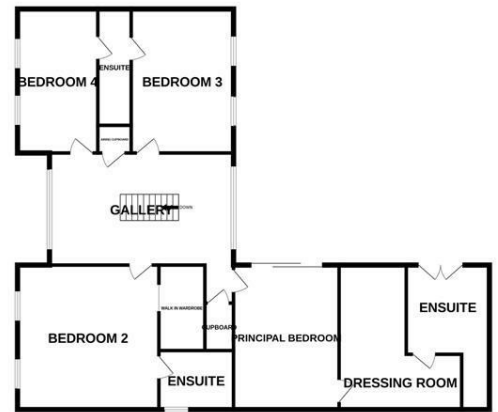
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.