



3 Old Main Road Barnoldby-Le-Beck, DN37 0BE

A rare opportunity to purchase a THREE BEDROOM SEMI DETACHED CHALET HOUSE in this very prestigious village lying to the west of Waltham which is ideally placed for highly regarded schools and access to the A46 and Grimsby Town Centre. The well presented accommodation includes: side entrance hall, good sized lounge, w dining room, kitchen, conservatory, three bedrooms and wet room to the first floor. Double glazing. Oil central heating system. Detached brick garage. Enclosed front and rear gardens with excellent off road parking. EARLY VIEWING IS HIGHLY RECOMMENDED with NO FORWARD CHAIN.

£220,000

- SOUGHT AFTER VILLAGE
- SPACIOUS LOUNGE
- DINING KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- WET ROOM
- DRIVE AND GARAGE
- OIL FIRED CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door with matching side panel leads into the hall. Staircase to the first floor landing, radiator.



LOUNGE

17'11" x 11'3" (5.47m x 3.45m)

Featuring an attractive brick Ingelnook style fireplace with multi fuel burning stove. Tiled hearth and display plinths. Shelving either side. Wall light points and coving to the ceiling. Double glazed windows to the front and side. Radiator.



LOUNGE

Additional photo



DINING ROOM

13'11" x 11'9" (4.26m x 3.60m)

With tiled flooring. Under stair storage cupboard. Coving to the ceiling, radiator. Open plan to the kitchen and conservatory.



DINING ROOM

Additional photo



KITCHEN

10'5" x 6'1" (3.20m x 1.86m)

Fitted with a range of wall and base units with contrasting work surface. Stainless steel one and half bowl sink unit with mixer tap. Tiled splash backs. Built in oven and hob with extractor unit over. Plumbing for a washing machine. Double glazed window to the side. Coving to the ceiling with down lights.



KITCHEN

Additional photo



CONSERVATORY

8'9" x 5'5" (2.69m x 1.67m)

A double glazed lean to style conservatory with tiled floor. Double glazed door to the side.



FIRST FLOOR

LANDING

Spelled balustrade in a wood finish. Coving to the ceiling with access to the loft space.



BEDROOM 1

17'6" x 9'10" (5.35m x 3.00m)

Fitted wardrobes. Feature brick chimney breast wall. Double glazed window to the front. Coving to the ceiling. Radiator.



BEDROOM 1

Additional photo



BEDROOM 2

9'3" x 9'0" (2.84m x 2.76m)

Fitted wardrobes. Double glazed window to the rear. Radiator.



BEDROOM 2

Additional photo



BEDROOM 3

8'11" x 7'9" (2.74m x 2.38m)

Double glazed window to the rear. Coving to the ceiling. Radiator.



WET ROOM

8'4" x 5'3" (2.56m x 1.61m)

Having a drain away floor, fully tiled walls and shower. Wall hung wash hand basin and low flush w/c. Radiator. Double glazed window to the side.



OUTSIDE



GARDENS

The front garden is a good size screened from the road by established hedge and high level gate. Driveway provides ample off street parking with fencing to the side. A generous lawn with paved seating area. Ornamental tree. A brick arch leads into the rear garden having a grassed area with graveled borders, ornamental plants and shrubs. Paved seating areas to the rear. Oil tank situated to the rear of the garage. Boundaries are fenced.



GARDENS

Additional photo



GARAGE

A brick built garage having an up and over door. Power and lighting. Window and courtesy door to the side.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band B

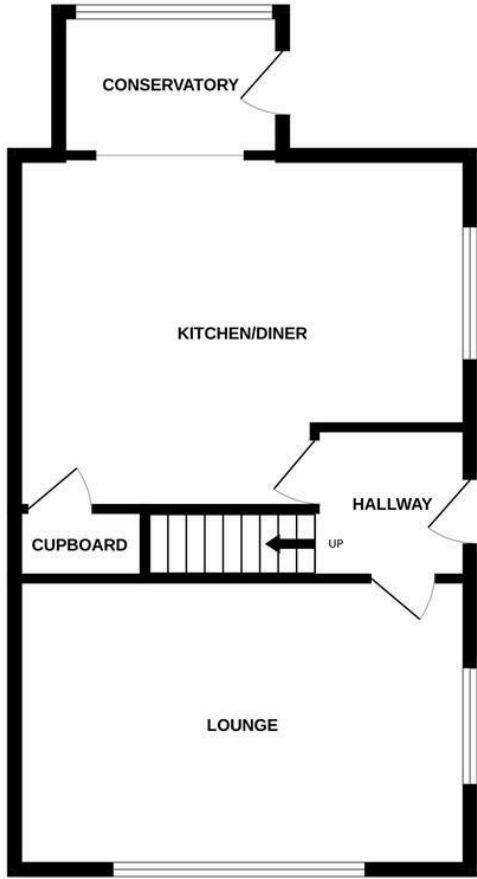
VIEWING ARRANGEMENTS

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

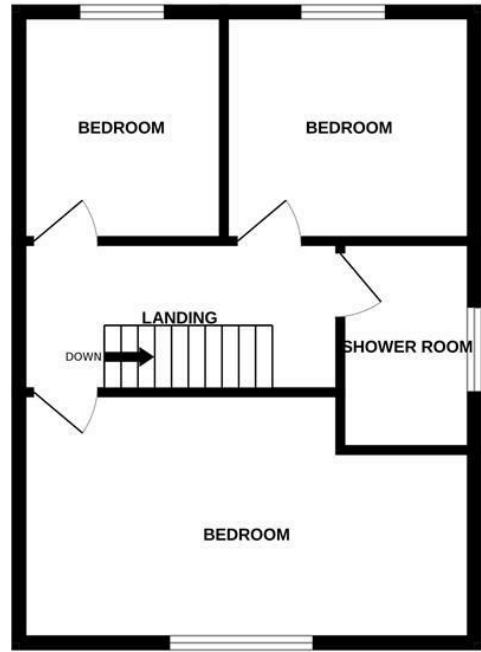
OPENING TIMES

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			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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 firms 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.