



7 Beck Farm Mews Grimsby, North East Lincolnshire DN37 0BH

We are delighted to offer FOR RENT this versatile FIVE BEDROOM DETACHED FAMILY HOME Located with in the prestige village of Barnoldby-Le-Beck situated down an exclusive Cul-de-sac, centrally positioned for easy access to the A16 and both Grimsby and Cleethorpes Town Centres. . Extended to the rear with a fantastic sun room extension, and with a garage conversion, this property can host the larger family with ease. Boasting a spacious open plan kitchen, diner and sun room as the 'hub of the home', a large separate lounge with an open fire, utility area, ground floor w/c and the garage conversion suitable for a number of uses, such as a bedroom, study or home gym. The first floor comprise of four bedrooms, one which has an en-suite shower room, two having built in wardrobes and one with the benefit of a built in single bed. The family bathroom has a three piece white bathroom suite, with a separate shower cubicle. Benefitting from UPVC double glazing and oil fired central heating system. Having a small enclosed rear garden with a patio area and lawn. Viewings are highly recommended. IMMEDIATE AVAILABILITY

£1,300 Per Calendar Month

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- OPEN PLAN LIVING KITCHEN DINER
- UTILITY, CLOAKROOM
- LOUNGE
- FIVE BEDROOMS
- FAMILY BATHROOM
- EN SUITE SHOWER ROOM
- SMALL ENCLOSED REAR GARDEN
- IMMEDIATE AVAILABILITY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door into the entrance hall.



HALLWAY

Having wood effect laminate flooring, coved ceiling, radiator and carpeted stairs leading to the first floor with white wooden spindle balustrade and oak hand rail. Handy under stairs storage.



LOUNGE

16'8" xz 11'10" (5.09 xz 3.61)

The spacious lounge has dual aspect uPVC double glazed windows with carpeted flooring, coved ceiling and radiator. The main focal point is the feature fireplace which has a painted wood surround tiled hearth and ornate back with open grate for a coal fire.



LIVING KITCHEN DINER

19'6" x 12'0" (5.96 x 3.68)

The living kitchen diner is a fantastic open plan area ideal for the growing family and benefits from a range of cream fronted wall and base units with quartz work tops and inset Belfast sink Flovel stove with stainless steel chimney style extractor hood and integrated fridge. Finished with solid Oak flooring, coved ceiling, down lights and feature pendent drops. Ample space for a family dining table and seating area. uPVC double glazed French doors leading to the rear garden. This fabulous space is open plan to the sun room ideal for entertaining and the growing family.



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



SUNROOM

9'10" x 9'9" (3.02 x 2.99)

Open from the living kitchen diner with continued solid oak flooring and uPVC double glazed windows.



UTILITY ROOM

8'7" x 7'7" (2.64 x 2.32)

Benefitting from a range of white fronted wall and base units with contrasting work surface incorporating a stainless steel sink and drainer, plumbing for an automatic washing machine and further under counter space. Finished with tiled flooring, radiator uPVC double glazed window to the rear and glazed uPVC door to side aspect. Boiler.



CLOAKROOM

6'9" x 2'9" (2.07 x 0.84)

Benefitting from a white two piece suite comprising of low flush wc and pedestal hand wash basin. Finished with radiator, wood effect vinyl flooring and uPVC double glazed window to the side aspect.



BEDROOM THREE/STUDY

17'9" x 8'5" (5.42 x 2.58)

This multi purpose room is to the ground floor and could be use4d as a bedroom, study, gym or even a second sitting room for the children. Finished with a uPVC dual aspect double glazed windows, tiled effect vinyl flooring, radiator and built in wardrobes with mirrored doors.



FIRST FLOOR LANDING

Continued carpeted flooring and white open spindle balustrade, large storage cupboard and loft access to the ceiling.



MASTER BEDROOM

13'1" x 11'10" (4.00 x 3.62)

The master bedroom has carpeted flooring, radiator and uPVC double glazed window to the side aspect. Eves storage and door leading to the en suite shower room.



MASTER BEDROOM

Additional Photograph



EN SUITE SHOWER

5'11" x 4'8" (1.81 x 1.44)

Benefitting from a white three piece suite comprising of; shower with glazed screen and Aqua board panelling to the splashbacks, vanity hand wash basin with handy storage and low flush wc. Finished with part tiled walls, tiled effect vinyl flooring, radiator and uPVC double glazed window to the rear aspect.



EN SUITE SHOWER

Additional Photograph



BEDROOM TWO

15'0" x 8'6" (4.59 x 2.60)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator and wall to wall built in wardrobes with sliding mirrored doors.



BEDROOM FOUR

10'4" x 8'5" (3.17 x 2.58)

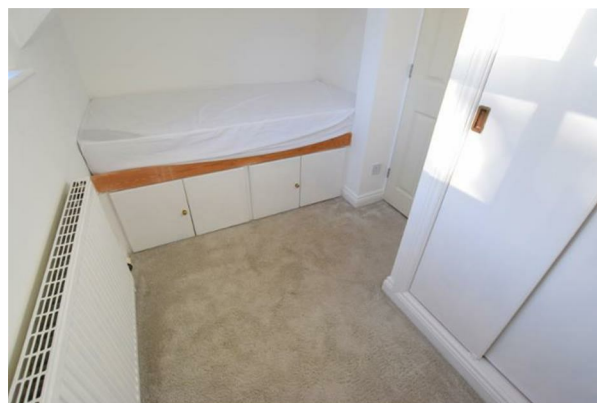
Having dual aspect uPVC double glazed windows, carpeted flooring and radiator.



BEDROOM FIVE

9'5" x 6'3" (2.88 x 1.92)

This single bedroom benefits from a built in single bed with storage underneath, built in wardrobe, carpeted flooring, radiator and uPVC double glazed window.



FAMILY BATHROOM

8'8" x 8'5" (2.65 x 2.57)

The family bathroom benefits from a white four piece suite comprising of; Shower with glazed screen, bath with central tap and hand shower, pedestal hand wash basin and low flush wc. finished with part tiled walls, tiled effect vinyl flooring, radiator and uPVC double glazed window to the rear.



GARDENS

The private rear garden has fenced boundaries and is mainly laid to lawn with a paved patio and mature shrubs planted. The front garden is open plan and offers off road parking on the block paved drive with the garden area being of fairly low maintenance with mature plants and shrubs providing attractive colour and interest to its gravel bed. The property can be accessed via both sides through wooden gates.



GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - D

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.

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

RENTAL APPLICATION TERMS

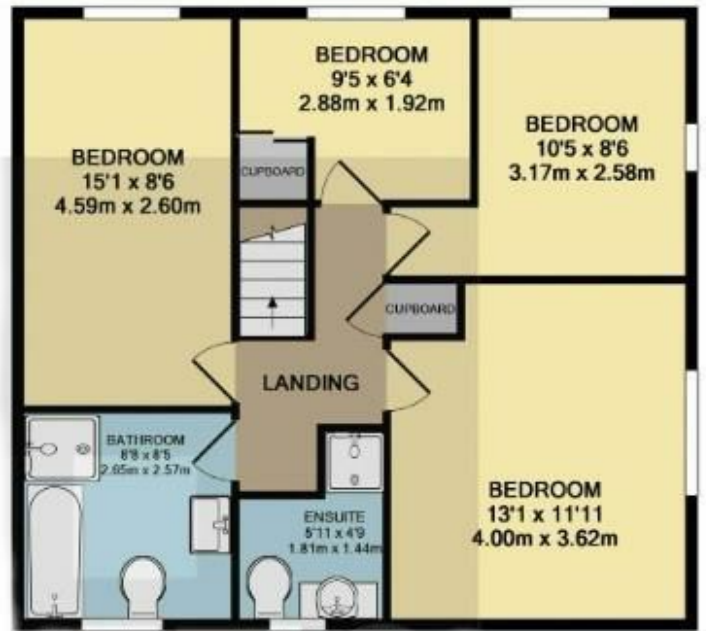
The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £1846.00 is required

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



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			
England & Wales		EU Directive 2002/91/EC	
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			
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 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.