



2 Willow Park

Barnoldby le Beck, Grimsby, North East Lincolnshire DN37 0YP

Located on the edge of this prestigious village lying to the western side of Grimsby therefore being ideally placed for access to Louth, A46, Humberside Airport and the M180 is this exceptionally spacious individually designed DETACHED THREE/FOUR BEDROOM DORMER BUNGALOW. Standing in mature gardens the accommodation includes: Entrance hall, dining room, formal lounge, sitting room, conservatory, fitted kitchen, breakfast room, utility room, cloaks/wc plus a ground floor principle bedroom including an en suite bathroom and dressing room and a separate wc to the ground floor plus two double bedrooms one with an en suite shower room, a family bathroom/wc and a large hobbies room to the first floor. Gas central heating system. Solar panels. Double glazing. Double garage. Established gardens to both the front and rear. Carpets, curtains and light fittings included. NO FORWARD CHAIN.

£475,000

- POPULAR LOCATION
- DECEPTIVELY LARGE DORMER BUNGALOW
- 4/5 RECEPTION ROOMS
- 3/4 BEDROOMS PLUS HOBBIES ROOM
- TWO BATHROOMS
- DOUBLE GARAGE
- MATURE GROUNDS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING & SOLAR PANELS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

.

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

.

SPACIOUS ENTRANCE HALL

This welcoming entrance hall is fitted with the iconic Turkey Red quality carpet and is approached via a uPVC entrance door with matching side panels and has coving to ceiling, two radiators and a fitted dado rail. Useful fitted double storage cupboard. The spelled staircase leads up to the first floor.



ENTRANCE HALL



ENTRANCE HALL



CLOAKS/WC

5'10" x 6'0" (1.80 x 1.83)

Fitted with a vanity unit and a low flush wc. Radiator, coving to ceiling, extractor fan and a double glazed window.



DINING ROOM/ BEDROOM 4 (FRONT)

11'11" x 11'6" (3.65 x 3.53)

With access from both the entrance hall and via double doors from the formal lounge, this dining room with a couple of adjustments could be a fourth bedroom and has a double glazed window to the front elevation, a striking dark wooden floor, a fitted dado rail and radiator.



FORMAL LOUNGE

12'11" x 19'7" (3.96 x 5.97)

This excellent sized formal lounge has a double glazed window to the front elevation plus two smaller double glazed windows either side of the polished wooden fire surround having a tiled hearth inset with a living flame gas fire with a matching mirror above. Coving to ceiling, fitted dado rail and two radiators.



FORMAL LOUNGE



SITTING ROOM

12'6" x 17'1" (3.82 x 5.23)

This cozy second sitting room has access to both the conservatory and kitchen and has a double glazed window, radiator and coving to ceiling. The focal point of this room is the black cast iron wood burner which is set within an exposed brick chimney recess.



SITTING ROOM



CONSERVATORY

11'5" x 12'9" (3.5 x 3.9)

Having views over the garden this spacious conservatory has a centre light/fan, radiator and double glazed windows and doors.



KITCHEN

14'10" x 12'5" (4.53 x 3.79)

Fitted with a range of medium oak style base and wall cupboards including a matching dresser unit together with an island/breakfast bar having cupboards and display baskets. The contrasting work surfaces are inset with a ceramic sink and included in the sale are the integrated dishwasher (needs attention), a built in micro wave, an electric oven and gas hob having an extractor fan set within a oak style casing. The walls are partly tiled in a complementary ceramic tile. Dark slate flooring. Coving and inset spot lights to ceiling. Double glazed window and door. An open arch leads into the breakfast room.



KITCHEN



BREAKFAST ROOM

13'10" x 8'2" (4.23 x 2.5)

Double glazed window, fitted dado rail and coving to ceiling.



REAR ENTRANCE PORCH

Again having a slate tiled floor.

GARDEN CLOAKROOM

This useful second wc is fitted with a low flush wc and a wall mounted sink. Tiled flooring. Double glazed window. Radiator.

UTILITY ROOM

10'2" x 8'11" (3.10 x 2.72)

Fitted with a range of white base and wall cupboards have contrasting work surfaces inset with a white ceramic sink. Wall mounted gas fired boiler. Double glazed window. Door leads into the attached garage.



BEDROOM 1 (FRONT)

13'11" x 16'1" (4.25 x 4.91)

This fabulous sized principle bedroom has a double glazed window to the front elevation, radiator, fitted dado rail and coving to ceiling, with access to both the en suite bathroom and the dressing room



BEDROOM 1



EN SUITE BATHROOM

9'4" x 6'3" (2.86 x 1.91)

Fitted with an encased Jacuzzi bath which is set within a polished dark wooden frame including cupboards above and below the bath and includes a mirrored back, a pedestal wash hand basin, low flush wc and a shower cubicle. Double glazed window. Extractor fan. Heated towel rail. Above the wash hand basin is a wall mounted mirror.



DRESSING ROOM

6'0" x 7'7" min (1.83 x 2.32 min)

Fitted with a dressing table and floor to ceiling wardrobes in a mahogany finish. Coving to ceiling.



FIRST FLOOR

LANDING

The dark spelt staircase leads up from the ground floor.

BEDROOM 2

12'7" x 13'11" (3.85 x 4.26)

Double glazed window to the front elevation, fitted dado rail and radiator. Open access leads into:-



SHOWER ROOM/WC

8'7" x 3'11" (2.63 x 1.2)

Having a shower cubicle with glass fronted doors, a vanity unit and a low flush wc. The walls are finished in water proof boarding together with a wall mounted mirror.



DRESSING ROOM

Fitted with open hanging space and shelving.



BEDROOM 3

12'5" x 17'8" (3.79 x 5.41)

Double glazed window to the front elevation, Radiator and fitted dado rail. Walk in shelved airing cupboard.



HOBBIES ROOM

15'1" x 11'5" (4.6 x 3.49)

This useful hobbies room has direct access from bedroom 3 and has storage to the eaves.



BATHROOM/WC

8'6" x 7'7" (2.6 x 2.32)

Fitted with an encased Jacuzzi bath, a vanity unit and a low flush wc. The walls are partially tiled in a complementary ceramic tile. Heated towel rail. Double glazed window.



OUTSIDE

LARGE ATTACHED GARAGE

24'2" x 19'0" (7.39 x 5.80)

Having an electric roller door to the front, a personal door to both the garden and the main house. Light and power. The roof of the garage is fitted with solar panels which are owned by the current vendor. In front of the garage is additional parking.



THE GARDENS

The property stands on a substantial plot with the fore garden having an in and out block paved driveway together with a matching block paved drive which leads passed the property to the garage at the rear. This garden contains mature planted bed of bushes and shrubbery together with borders of trailing roses. The excellent sized rear garden is mainly lawned again with mature borders of bushes and shrubbery, to the rear of the garden is a paved patio area which is approached through a timber planted arch.



THE GARDENS



FRONT GARDEN PHOTO



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 & EPC RATING

Council Tax Band - F

VIEWING ARRANGEMENTS

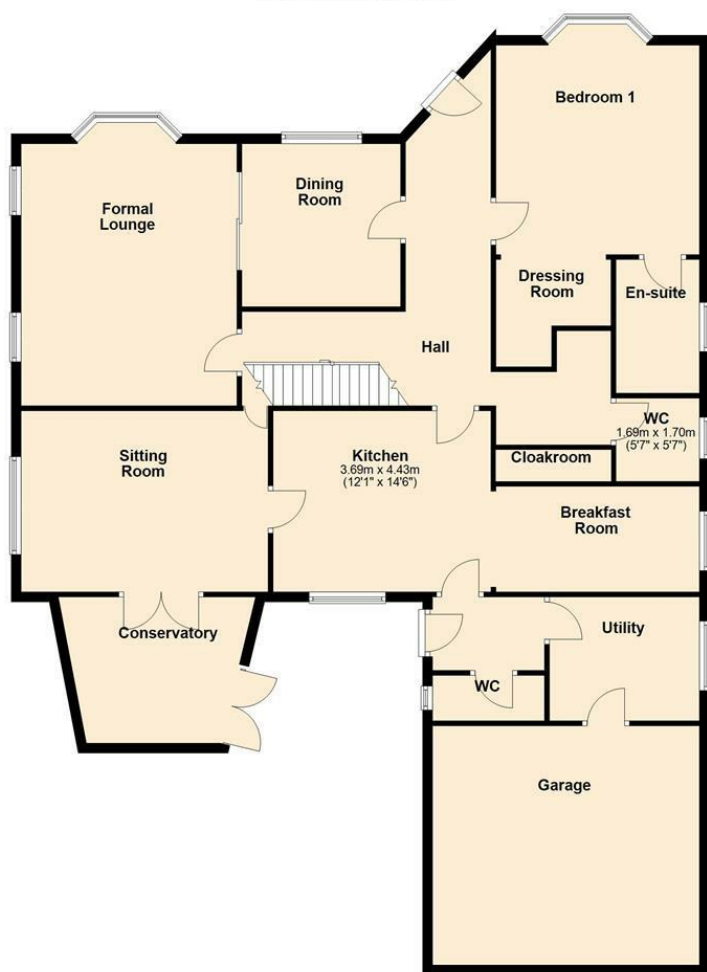
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 188.1 sq. metres (2024.8 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 248.6 sq. metres (2675.4 sq. feet)



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		
	83	90
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.