



2 Old Main Road Grimsby, Lincolnshire DN37 0BE

Property for Sale – Extended Four-Bedroom Semi-Detached Home, Bardonia-by-le-Beck

Situated in the highly sought-after village of Bardonia-by-le-Beck, this beautifully extended four-bedroom semi-detached family home offers the perfect blend of rural charm and modern convenience. The village itself is well regarded for its friendly community atmosphere, with excellent bus services to nearby grammar schools, making it an ideal location for families. Commuters will also appreciate the excellent motorway links, providing easy access to surrounding towns. The property has been tastefully extended by the current owners, creating a spacious and versatile layout. The accommodation comprises a welcoming entrance hall, an open-plan kitchen and dining area ideal for entertaining, and a comfortable lounge overlooking the front garden. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en suite, and a modern family bathroom. Benefiting from oil fired heating and uPVC double glazing, this home is ready to move straight into. Externally, the property sits behind private gates with low-maintenance front and rear gardens, a detached garage, and ample off-road parking. A superb family home in a desirable village setting – early viewing is essential to appreciate the space, quality, and location on offer.

£280,000

- VILLAGE LOCATION
- EXTENDED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- LOUNGE
- FOUR GOOD SIZED BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- OIL FIRED HEATING & uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- DETACHED GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed to the side of the property via a composite door with side light panel into the hallway.

HALLWAY

Having wood effect tiled flooring with carpeted stairs leading to the first floor.



KITCHEN DINER

17'10" x 14'0" (5.44 x 4.27)

The open plan kitchen diner provides the ideal family space. Benefitting from a large range of cream gloss wall and base units with contrasting wood effect work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer with ceramic hob, electric fan assisted oven and extractor hood. Integrated appliances include dishwasher, automatic washing machine, fridge freezer and wine cooler. Open to the dining area with wood effect tiled flooring, radiator, coving to the ceiling, uPVC double glazed window to the side aspect with modern fitted blinds and uPVC double glazed French doors with side light windows overlooking the rear garden. Large understairs cloaks cupboard providing handy storage.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE
17'10" x 11'5" (5.45 x 3.48)

To the front of the property with dual aspect uPVC double glazed windows both with modern white wooden blinds, coving to the ceiling, solid wood flooring and radiator fitted.



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with white open spindle balustraded with black hand painted hand rail, coving to the ceiling and modern white panelled connecting doors. Loft access with a pull down ladder and having partial boarding and lighting fitted.



FIRST FLOOR LANDING



MASTER BEDROOM

17'5" x 9'9" (5.33 x 2.99)

The master bedroom is to the front aspect with a uPVC double glazed window and modern white wooden blinds, coved ceiling, carpeted flooring and radiator. Large walk in wardrobes with shelving, hanging rails and down lights. Door leading to the en suite shower room.



MASTER BEDROOM



EN SUITE SHOWER ROOM

6'4" x 6'3" (1.95 x 1.91)

Benefitting from a modern white three piece suite comprising of; Walk in shower with rainfall head and glazed screen, modern grey combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with modern tiling to the splashback areas, down lights, extractor fan, steam free mirror, heated towel rail, wood effect laminate flooring and a uPVC double glazed window to the front aspect.



BEDROOM TWO

9'3" x 9'0" (2.84 x 2.75)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



BEDROOM THREE

9'3" x 7'10" (2.84 x 2.41)

To the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



BEDROOM FOUR

9'3" x 6'6" (2.84 x 2.00)

To the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



BATHROOM

9'3" x 5'6" (2.84 x 1.69)

The modern bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, modern grey vanity hand wash unit with storage beneath and low flush wc in matching grey unit with handy storage and hidden cistern. Finished with modern tiling to the splashbacks, wood effect laminate flooring, down lights, heated towel rail, steam free mirror and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property sits behind double gates with fenced boundaries and is paved for low maintenance, providing ample off road. Mature planting to the borders. The side driveway extends under the property and leads to the detached garage and private rear garden. The private rear garden has fenced boundaries and is paved for low maintenance creating an ideal outside entertaining area. Oil tank to the rear of the garage.



THE GARDENS



THE GARDENS



THE GARDENS



DETACHED GARAGE

Brick built garage with up and over door to the front and uPVC double glazed French doors leading to the garden. Fitted with electric and lighting.

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 - B
EPC -

OPENING TIMES

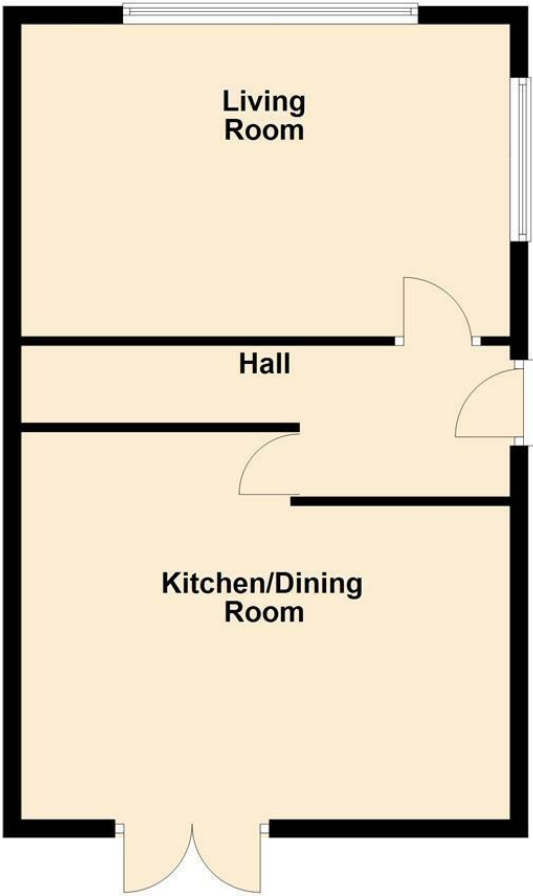
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

VIEWING ARRANGEMENTS

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

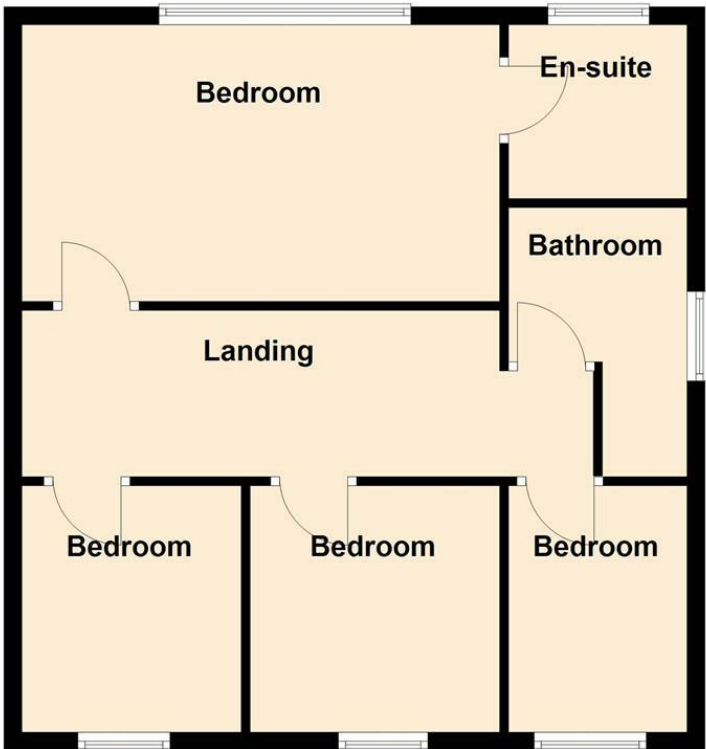
Ground Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 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		
	63	72
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.