

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

3 OLD MAIN ROAD, BARNOLDBY-LE-BECK GRIMSBY

PURCHASE PRICE £220,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£220,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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3 OLD MAIN ROAD, BARNOLDBY-LE-BECK GRIMSBY

Nestled in the charming village of Barnoldby-Le-Beck, this delightful semi-detached house on Old Main Road is a gem waiting to be discovered. Boasting a spacious kitchen/dining area opening into a lean too conservatory, a lounge, three cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable and inviting living space for you to call home.

As you step inside, you are greeted by a spacious lounge, perfect for relaxing with family or entertaining guests. The kitchen/diner provides a lovely space to cook up delicious meals and enjoy them together. The three bedrooms offer ample space for a growing family or for those in need of a home office or guest room.

The detached garage and driveway provide plenty of parking and storage options for your convenience. The well-maintained gardens offer a tranquil retreat where you can unwind and enjoy the outdoors. Imagine sipping your morning coffee in the fresh air or hosting a summer barbecue in this lovely setting.

With oil-fired central heating and u.PVC double glazing, this home ensures warmth and energy efficiency all year round. And the best part? This property is offered for sale with no chain, making your move-in process smooth and hassle-free.

Don't miss out on this fantastic opportunity to own a piece of village charm in a sought-after location. Book a viewing today and start envisioning the wonderful memories you could create in this lovely home.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall with stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.

LOUNGE

17'6 x 11'0 (5.33m x 3.35m)

The lounge is to the front of the property with a u.PVC double glazed windows to the front and side, a feature Inglenook style fireplace with a tiled hearth and a multi fuel stove. A central heating radiator, wall lights and there is coving to the ceiling.



LOUNGE



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DINING ROOM

13'7 x 11'4 (4.14m x 3.45m)

The dining room with an under stairs cupboard, a tiled floor, a central heating radiator, a light and coving to the ceiling. This is open plan to the kitchen and conservatory.



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KITCHEN

10'1 x 5'8 (3.07m x 1.73m)

The kitchen with a range of wall and base units, contrasting work surfaces and tiled reveals incorporates a stainless steel sink unit with a chrome mixer tap. A built in double oven, hob and extractor fan and there is plumbing for a washing machine. A u.PVC double glazed window, a tiled floor and spot lights to the ceiling.



CONSERVATORY

8'9 x 5'5 (2.67m x 1.65m)

With u.PVC double glazed windows and a door and a tiled floor.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, there is loft access and coving to the ceiling.

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BEDROOM 1

14'9 to wardrobes x 9'5 (4.50m to wardrobes x 2.87m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, a fitted wardrobe. There is a light and coving to the ceiling.



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BEDROOM 2

8'11 x 8'7 (2.72m x 2.62m)

With a u.PVC double glazed window to the rear, a fitted wardrobe, a central heating radiator, a light and coving to the ceiling.



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BEDROOM 3

8'8 x 7'5 (2.64m x 2.26m)

With a u.PVC double glazed window to the rear, a central heating radiator, a light and coving to the ceiling.



WET ROOM

8'0 x 4'10 (2.44m x 1.47m)

The wet room with an electric shower, a wall hung sink with a chrome mixer tap and a toilet. A u.PVC double glazed window, a drain away floor, fully tiled walls, a central heating radiator and there are spot lights to the ceiling.



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DETACHED GARAGE

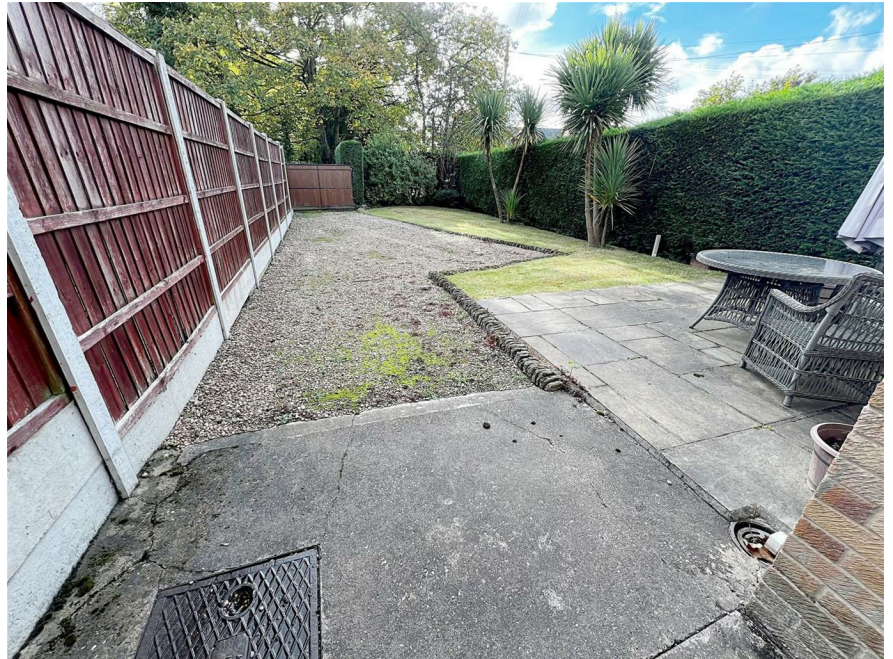
The brick built detached garage with an up and over door, a window and door to the side and there is light and power within.



OUTSIDE

The front garden has a fenced and hedged boundary with a high gate and is mainly laid to lawn with established borders and there is a paved patio area. The decorative stoned drive provides ample off road parking.

The rear garden has a fenced boundary and is laid to lawn with established borders. There is a patio area ideal for relaxing and enjoying the peaceful surroundings. There is an oil tank located at the rear of the garage.

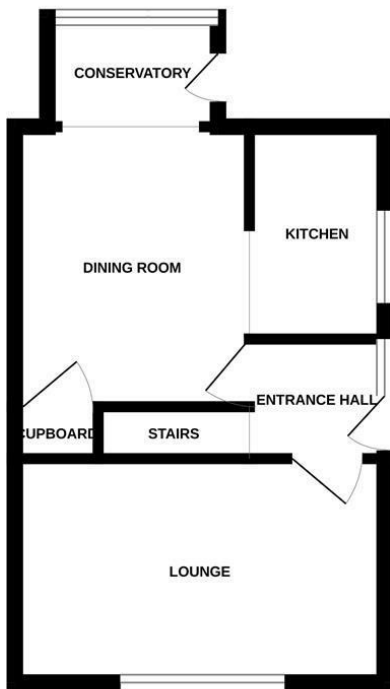


3 OLD MAIN ROAD, BARNOLDBY-LE-BECK GRIMSBY

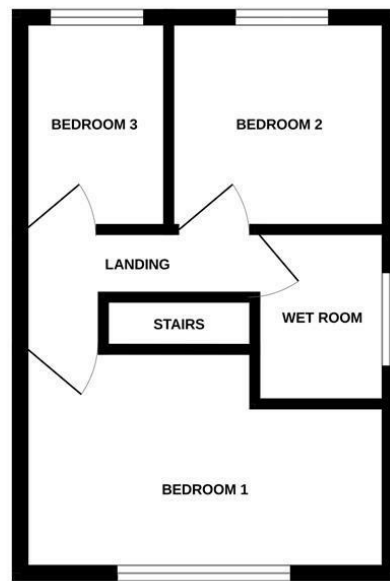
OUTSIDE



GROUND FLOOR

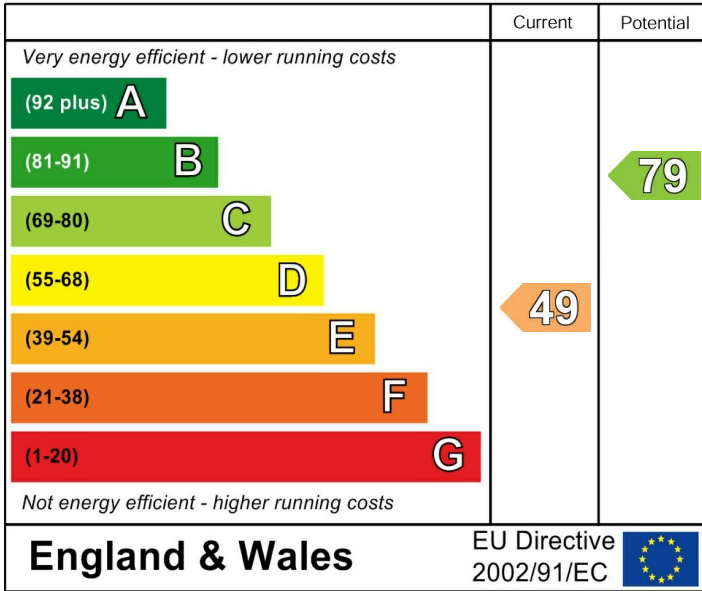


1ST FLOOR

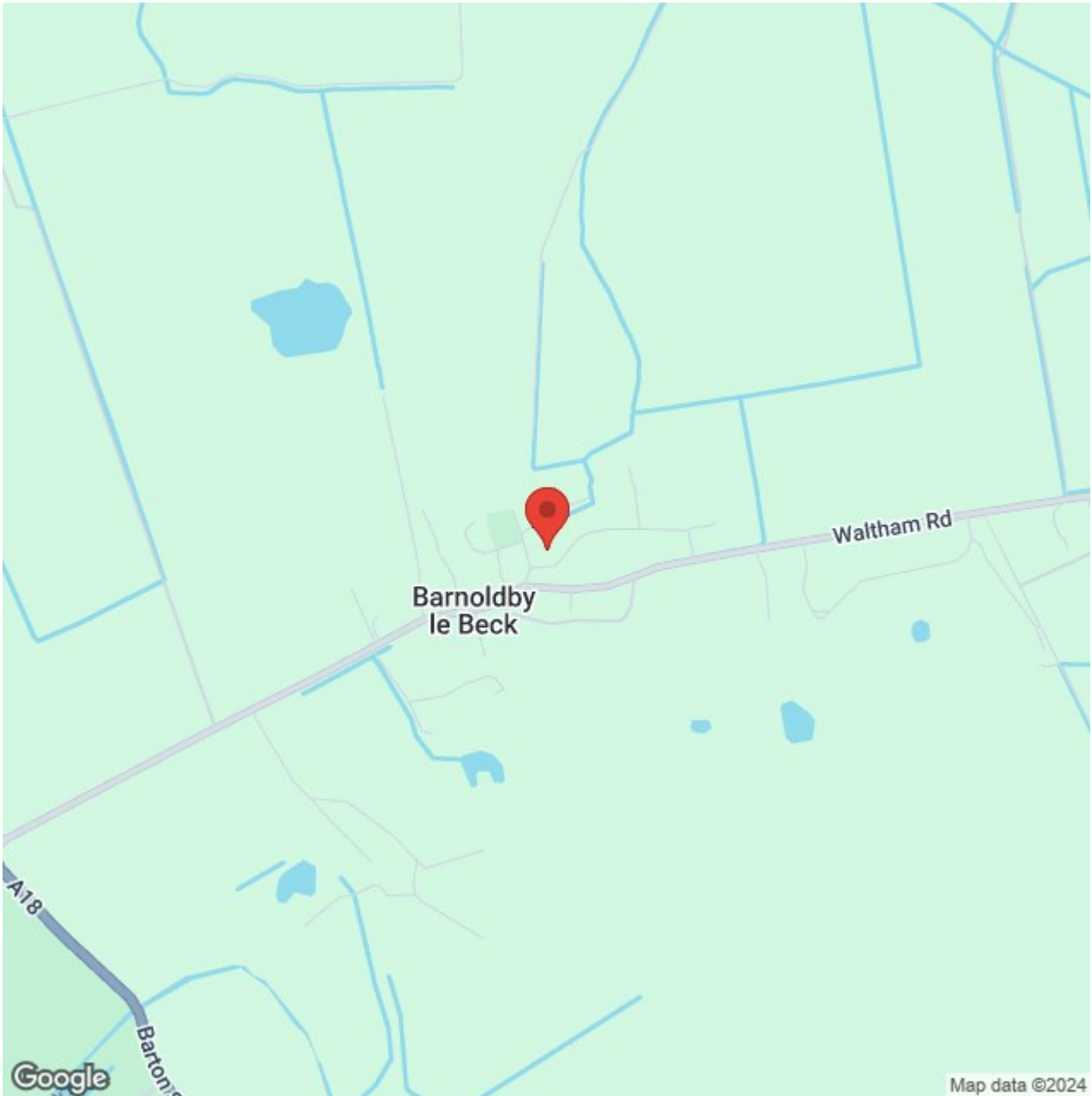
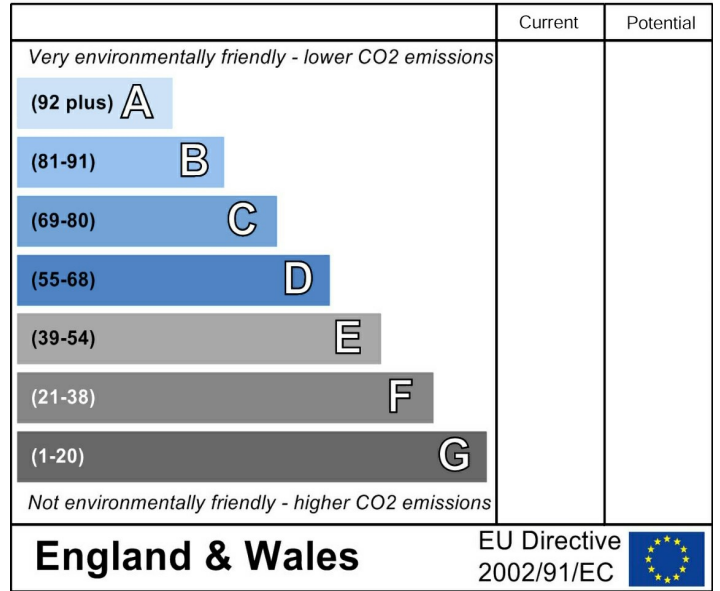


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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