



## **6 Binks Court, Westwoodside, DN9 2AU**

- A very good sized 4 Double Bedroom Detached House
- Particularly large Main Bedroom with En-Suite
- Spacious combined Lounge and Dining Room
- Kitchen with separate Utility
- Ground floor Cloakroom (w.c.)
- Gas Central Heating, Double Glazing and Garage
- Central village location with open fields to the rear

## Accommodation (room sizes approx. only)

### Ground Floor

**RECEPTION HALL** with radiator and staircase off.

**CLOAKROOM** with radiator, w.c and wash basin.

**LOUNGE** (5.92m x 3.60m) with front facing bay window, 2 radiators, decorative fireplace with electric fire and side facing window.

**DINING AREA** (3.62m x 3.0m) with radiator and French window to rear garden.

**KITCHEN** (4.25m x 3.0m) base and wall cabinets with work tops and 1 ½ bowl sink. Integrated oven, 4 ring gas hob and dishwasher. Radiator and rear garden outlook.

**UTILITY ROOM** (3.0m x 2.25m) with stainless steel sink, base and wall cabinets, work tops, plumbing for washer and dryer, radiator and external door. Integral door to Garage.

### First Floor

**LANDING** with radiator, rear facing window and built in storage cupboard.

**BEDROOM 1** (5.30m x 4.50m) with front and side facing windows, 2 radiators and fitted double wardrobes.

**EN-SUITE** (2.20m x 1.67m) including toilet, wash basin and shower cubicle. Radiators and part tiling to walls.

**BEDROOM 2** (3.60m x 3.46m) with fitted double wardrobes and radiator.

**BEDROOM 3** (3.60m x 3.0m) with fitted double wardrobes having bed head recess, separate storage cupboard and dressing table. Radiator and rear garden/open outlook.

**BEDROOM 4** (3.60m x 2.70m) with radiator and side facing window.

**BATHROOM** (2.70m x 2.20m) fully tiled to walls and including bath with Mira shower over, vanity wash basin and toilet. Radiator.

### OUTSIDE

Open plan front garden with shared driveway.

### Integral GARAGE (5.1m x 4.4m)

Easily managed rear garden adjoining open agricultural land to the north.

### SERVICES (not tested)

- All mains services.
- Gas central heating to radiators.

### LOCAL AUTHORITY

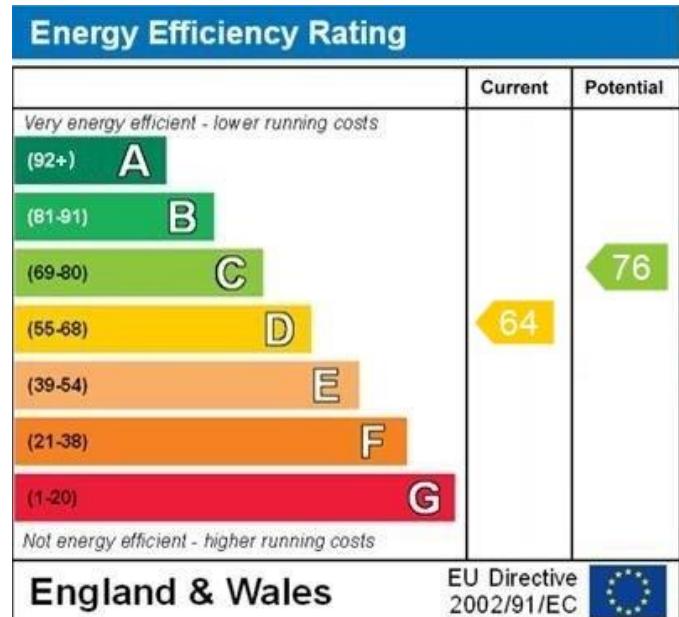
North Lincolnshire Council

### COUNCIL TAX Band 'D' (on-line enquiry)

**TENURE** Freehold.

### VIEWING

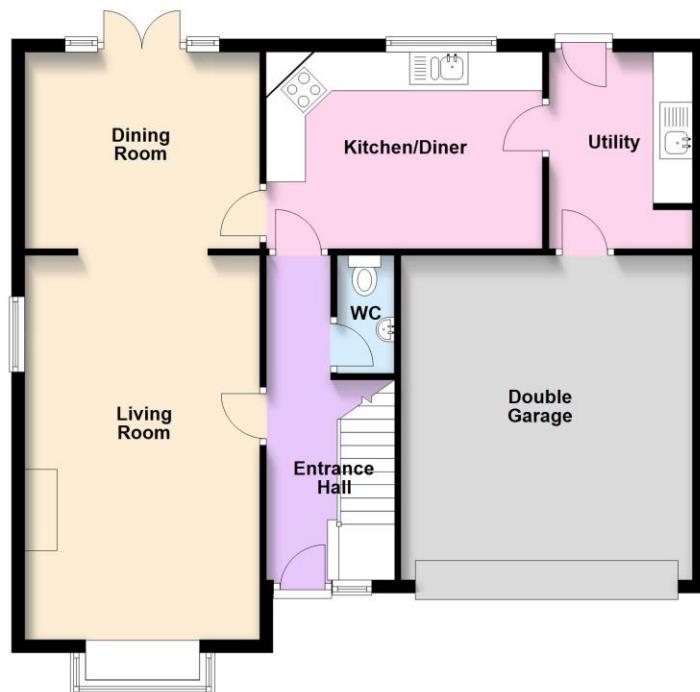
Strictly by prior appointment through Grice & Hunter 01427 873684





### Ground Floor

Approx. 87.5 sq. metres (941.3 sq. feet)



### First Floor

Approx. 81.5 sq. metres (877.5 sq. feet)



Total area: approx. 169.0 sq. metres (1818.8 sq. feet)

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