



Beckside, Hibaldstow

 2  1  1

£165,000



Key Features

- CHARACTER COTTAGE
- CENTRE VILLAGE LOCATION
- 15'10 BEAMED LOUNGE
- STUNNING DINING KITCHEN
- EASY MAINTAINED GARDEN
- COUNCIL TAX BAND B
- EPC rating D
- Freehold





This delightful, semi detached colour washed cottage offers generous 2 bedroom accommodation with easily maintained rear gardens. Retaining much period charm the property briefly includes a dual aspect beamed Lounge with cast iron stove, generous Dining Kitchen with an excellent range of integrated appliances and an excellent first floor Bathroom with both bath and walk in shower. Situated just off the Hibaldstow centre the Cottage is well placed to take advantage of the village amenities. Viewing highly advised.



LOUNGE 4.85m x 3.57m (15.9ft x 11.7ft)

A traditionally appointed dual aspect room with deep set Pvcu double glazed and leaded windows to the front and side aspects, beamed ceiling, exposed timber floor boards, open tread staircase to the first floor and painted brick fireplace with quarry tiled hearth and inset cast iron multi fuel stove.

DINING KITCHEN 4.74m x 3.89m (15.6ft x 12.8ft)

A generously proportioned rear facing room appointed with an extensive range of contemporary eau de nil fronted units with solid timber worktops to include inset Belfast style deep glazed sink with mixer tap and cupboards and drawers under, a range of integrated appliances to include washing machine, refrigerator, freezer and 5 burner gas range with matching splash back and extractor canopy over, a further 7 units at base level together with an additional 4 units, wine rack and 2 glass fronted china display cabinets at eye level, natural marble effect tiling to the splash areas, Pvcu double glazed and leaded windows to the side and rear, spot lighting, radiator, tiled floor and Pvcu door leading to the rear Porch.

LANDING

With access to the roof space, radiator, and Pvcu double glazed and leaded window.

BEDROOM 1 3.87m x 2.6m (12.7ft x 8.5ft)

(2 Steps up from the Landing). A double room with Pvcu double glazed and leaded window overlooking the rear garden, radiator, telephone point and access to the roof space.



BEDROOM 2 3.33m x 4.25m (10.9ft x 13.9ft)

A forward facing double room with Pvcu double glazed and leaded window, radiator, timber floor boards and deep shelved and lit built in cupboard.

BATHROOM 3.86m x 2.23m (12.7ft x 7.3ft)

(2 Steps up from the Landing). Stylishly appointed with a suite in white to included bath, extensive midnight blue vanity unit with granite style top and cupboards under, inset wash hand basin and wc with concealed cistern, wide tiled and glazed shower enclosure, slate effect tiled floor, extractor fan, natural marble effect tiling to splash and shower areas, spot lighting, radiator and Pvcu double glazed and leaded window.

OUTSIDE

There is side pedestrian access to the rear of the Cottage which includes a raised lawn area fringed with timber edged recently established floor borders together with low level bespoke, timber storage bins.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

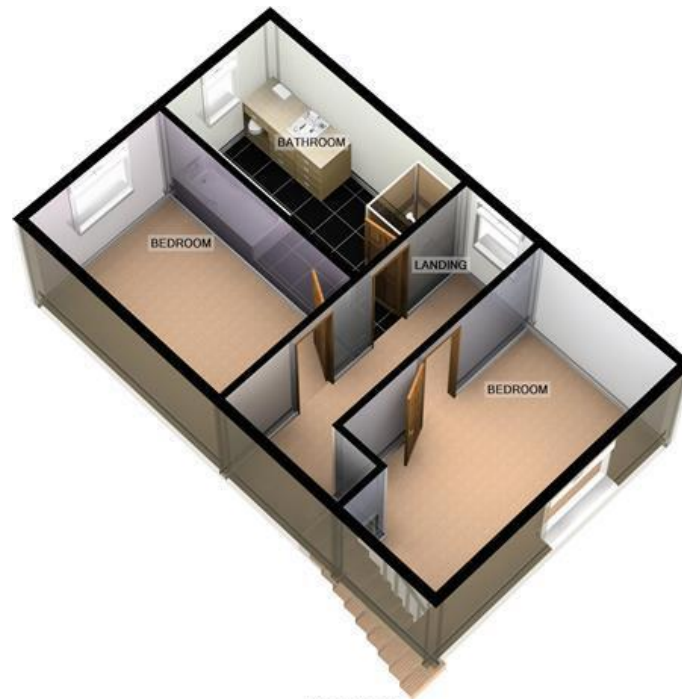


ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



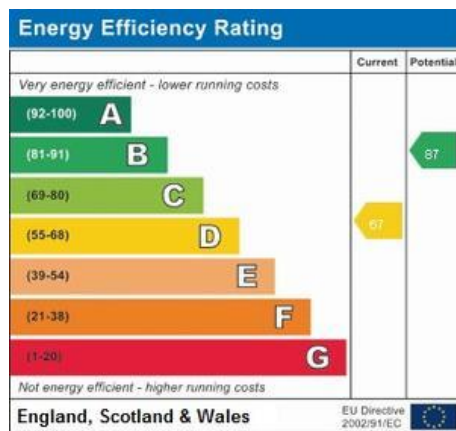




1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



GROUND FLOOR



Address:
17 BECKSIDE, HIBALDSTOW, 3. 11NCS

