



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



6 Greenacres Beck Lane

Offers Over £190,000

Keyingham, HU12 9QZ



Set within an exclusive gated development of just a handful of modern homes, this unique three bedroom coach house style property offers something truly different from the norm, combining privacy, security and a lifestyle-led setting.

Enjoying views across an adjoining paddock with a large pond, resident cameroon sheep and local wildlife, the property provides all the charm of a countryside outlook without the responsibility of maintenance, creating a peaceful and picturesque environment to come home to.

The development itself benefits from electric gated access with intercom system and allocated parking, enhancing the sense of exclusivity and security – ideal for those seeking a low maintenance, lock-up-and-leave lifestyle.

Internally, the home is deceptively spacious, with accommodation cleverly arranged over a vehicular passageway, allowing for a larger first floor footprint. The property is neutrally styled throughout with a modern, sophisticated finish, ready for a new owner to move straight in and enjoy.

The ground floor offers a modern fitted kitchen, ground floor WC, and an open plan lounge diner, while the first floor provides three bedrooms, including an ensuite to the principal bedroom, a further family bathroom, as well as a dressing area and additional seating space.

Perfect for buyers who enjoy travelling, those seeking a second home, or anyone looking for a secure and low upkeep property in a unique setting – this is a rare opportunity not to be missed.





Electric double gates with an intercom system open into the development, where the property benefits from its own allocated parking space directly to the front.

Entering through the front door, a welcoming hallway with tiled flooring provides access to a built-in storage cupboard, ideal for coats and shoes, as well as housing the boiler. Stairs rise to the first floor with additional storage below, and a ground floor WC adds everyday convenience.

Leading through is the modern fitted kitchen, offering a range of units, integrated oven and hob, and space for further white goods.

The open plan lounge diner completes the ground floor, featuring an attractive fireplace and two large windows that allow for plenty of natural light, creating a bright and comfortable living space.

Stairs rise to the first floor, where a central landing opens into a useful seating area, adding a versatile extra space.

From here, access is given to three bedrooms,

with the principal bedroom benefitting from its own ensuite bathroom with shower over bath. The remaining bedrooms are served by a family bathroom, also fitted with a shower bath.

Lounge/ Diner 22'8" x 10'0" (6.91m x 3.06m)

Kitchen 9'4" x 7'5" (2.85m x 2.28m)

WC 4'11" x 3'3" (1.51m x 1m)

Bedroom 1 15'1" x 14'11" (4.62 x 4.55m)

Bedroom 2 12'9" x 9'2" (3.9m x 2.8m)

Bedroom 3 12'10" x 10'4" (3.93m x 3.15m)

Ensuite 6'10" 6'2" (2.1m 1.9m)

Dressing Room 7'10" x 6'2" (2.4m x 1.9m)

Bathroom 9'4" x 6'2" (2.85m x 1.9m)

Garden

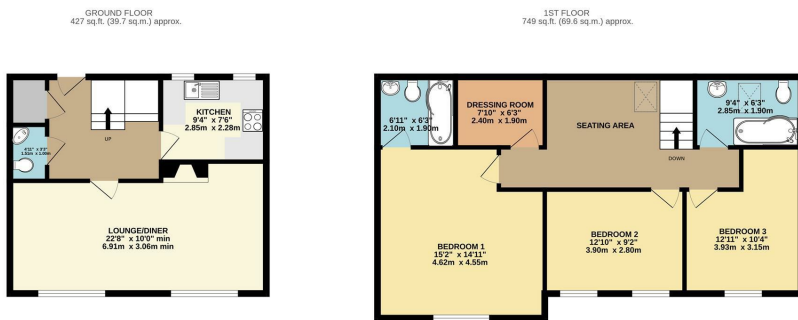
Access to a communal outdoor space shared with neighbouring properties.

Agent Notes

There is a flying freehold at the property
Parking: 1 space of off street parking is available with this property.

Heating & Hot Water: Both are provided by a gas fired boiler.

Mobile & Broadband: We understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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 Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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