

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



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 •



£308,500 NO CHAIN



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)

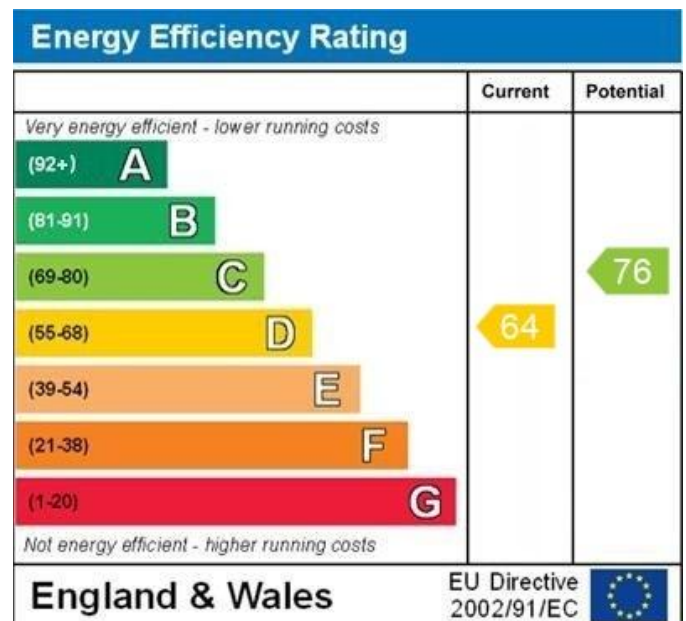
TENURE Freehold.

OTHER MATERIAL INFORMATION

Binks Court is a private unadopted road.

VIEWING

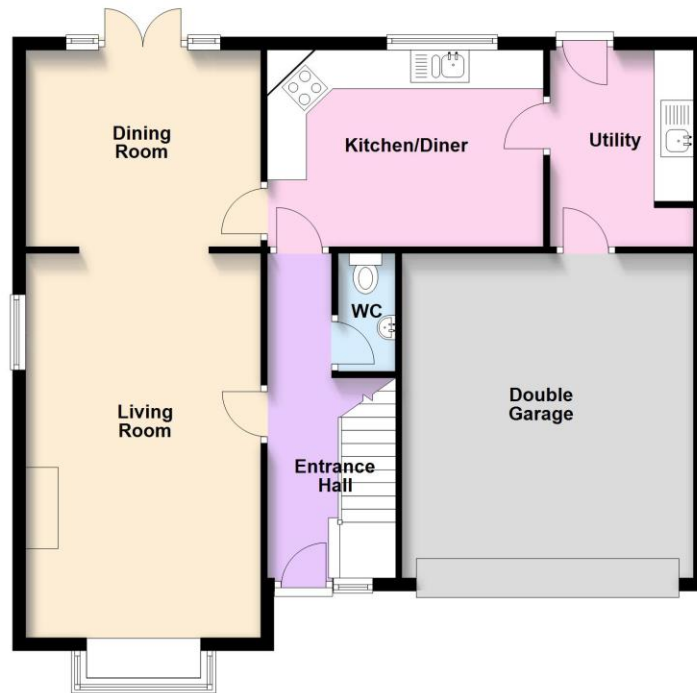
Strictly by prior appointment through Grice & Hunter
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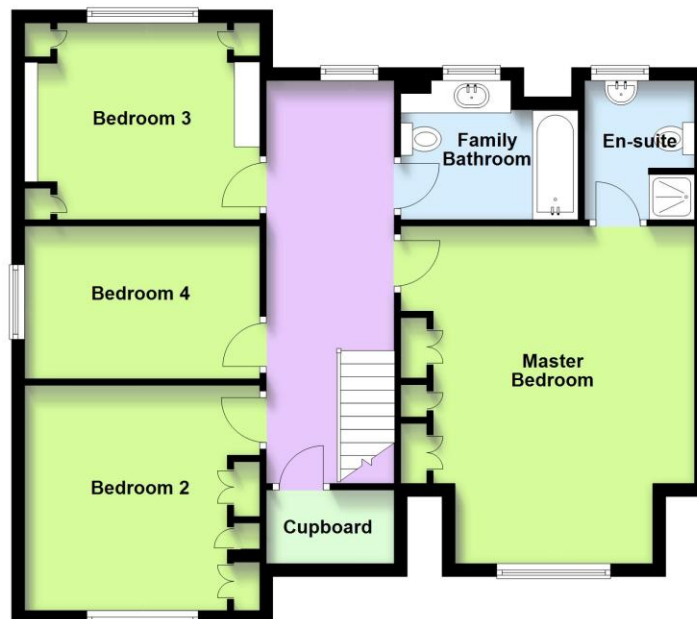
Ground Floor

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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