



## 14 Becklands Avenue Grimsby, North East Lincolnshire DN36 4FA

We are delighted to offer for sale this MODERN FOUR BEDROOM DETACHED FAMILY HOME situated on the ever popular Becklands estate on the edge of New Waltham close to the highly regarded Toll bar academy and primary schools. Providing easy access to Cleethorpes and Grimsby Town centres. The accommodation comprises of; Entrance Hallway, Cloakroom, Lounge, Kitchen diner and sunroom. Then to the first floor four bedrooms, master bedroom with en suite shower room and family bathroom. Benefitting from gas central heating and uPVC double glazing. Having an open plan front garden and southerly facing rear garden. Detached double garage and off road parking for two vehicles. Viewing highly recommended.

**£299,950**

- HIGHLY SOUGHT AFTER AREA
- DETACHED FOUR BEDROOM HOME
- KITCHEN DINER
- SUNROOM
- LOUNGE
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DOUBLE DETACHED GARAGE
- VIEWING RECOMMENDED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a composite door into the hallway.

### HALLWAY

Having Oak connecting doors to the downstairs accommodation with double ones leading to the lounge. Carpeted flooring, radiator, storage cupboard and carpeted stairs leading to the first floor with an Oak open spindle balustrade.



### CLOAKS/WC

6'2" x 2'9" (1.90 x 0.86)

Fitted with a modern white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with modern decoration, vinyl flooring and radiator.



### LOUNGE

21'3" x 11'4" (6.49 x 3.47)

Having a uPVC double glazed bay window and rear French doors leading to the garden. Carpeted flooring and two radiators.



### LOUNGE

Additional Photograph





## KITCHEN DINER

20'4" x 10'9" (6.22 x 3.28)

The modern kitchen diner benefits from a range of modern coloured wall and base units with contrasting wood effect worksurfaces and tiled splash backs and incorporates a composite sink and drainer, gas hob with double electric oven beneath and stainless steel chimney style extractor hood above. Integrated dishwasher. Finished with modern tiled flooring, radiator, uPVC double glazed window to the front aspect, side glazed access door and double glazed Oak doors leading to the sunroom. Ample space for the family dining table. this room provides a great entertaining area.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## UTILITY ROOM

6'7" x 5'2" (2.02 x 1.58)

Benefiting from handy storage unit with modern wood effect works surfaces and space for an automatic washing machine and tumble dryer. finished with vinyl flooring, radiator and uPVC double glazed window to the rear.

## SUNROOM

11'11" x 10'0" (3.65 x 3.05)

Having double Oak glazed door leading to the kitchen diner, uPVC double glazed window to the rear and French doors with side light panels leading to the garden. Carpeted flooring and radiator fitted.



## FIRST FLOOR

### FIRST FLOOR LANDING

Open spindle balustrade with carpeted flooring, loft access to the ceiling and storage cupboard house the tank.



## BEDROOM ONE

11'8" x 10'3" (3.57 x 3.14)

The master bedroom benefits from a rang of built in wardrobes with sliding doors. Carpeted flooring and radiator. uPVC double glazed window to the rear aspect.



### EN SUITE SHOWER ROOM

6'7" x 5'6" (2.02 x 1.68)

Modern shower room benefits from a white three piece suite comprising of; Shower cubicle with glazed screens, low flush wc and hand wash basin set above a modern storage unit. Part tiled walls, vinyl flooring, heated towel rail and fan. uPVC double glazed window to the rear.



### BEDROOM TWO

10'11" x 10'5" (3.35 x 3.20)

Having a uPVC double glazed window to the rear aspect, carpeted flooring and radiator fitted.



### BEDROOM THREE

12'1" x 7'9" (3.70 x 2.38)

Having a uPVC double glazed window to the front aspect, carpeted flooring and radiator fitted.



### BEDROOM FOUR

9'7" x 7'8" (2.93 x 2.34)

Having a uPVC double glazed window to the rear aspect, carpeted flooring and radiator fitted.





## FAMILY BATHROOM

7'3" x 6'5" (2.22 x 1.96)

Benefiting from a white three piece suite comprising of; Bath with shower over and glazed screen, low flush wc, hand wash basin set above a handy storage unit. Part tiled walls, vinyl flooring and heated towel rail. uPVC double glazed window to the rear aspect.



## OUTSIDE

### GARDEN

The property stands with an open plan front garden and lawn leading around the property. To the rear is an enclosed garden mainly laid to lawn with a paved patio and rear decked patio area. Wooden access gate leading to the detached double garage and parking spaces.



### GARDEN

Additional Photograph



### GARDEN

Additional Photograph



### **DETACHED GARAGE**

Double detached brick garage with up and over door and side access door. fitted with electric and lighting.



### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND**

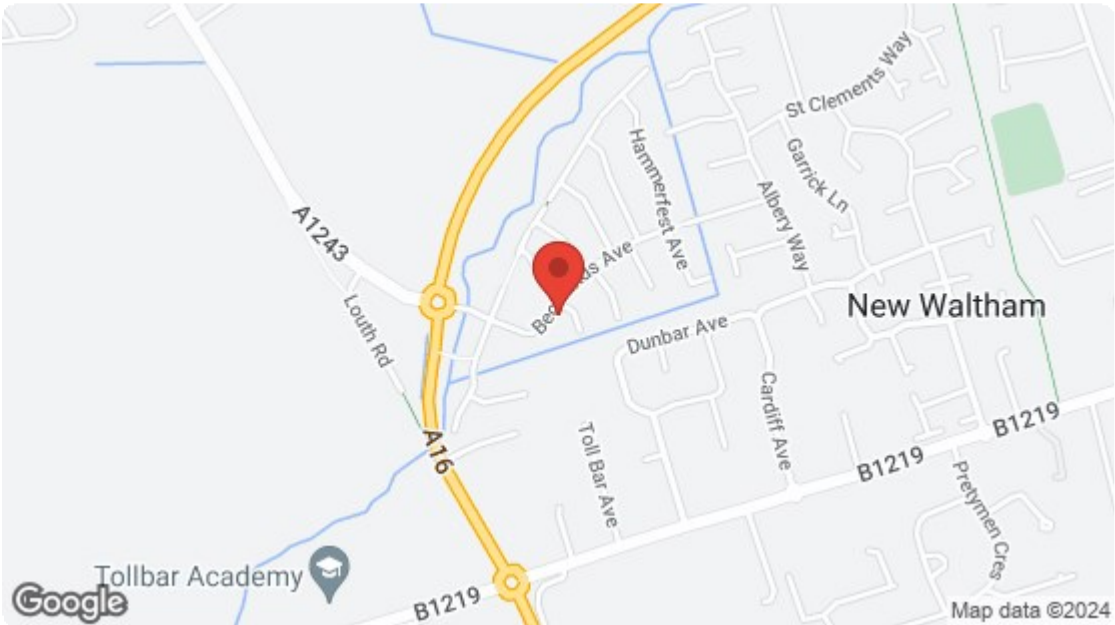
Council Tax Band E

### **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 93        |
| (81-91) B   | 84      |           |
| (69-80) C   |         |           |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.