



**91 St. Barnabas Road,
Barnetby, Lincolnshire,
DN38 6JE**

Asking Price: £239,950

EPC: C (70)
Council Tax - A
To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

Accommodation Summary:

- A STUNNING TRADITIONAL SEMI DETACHED COTTAGE
- LARGELY EXTENDED TO THE REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED GARDENS
- LARGE DRIVEWAY & GARAGING
- 2 DOUBLE BEDROOMS
- QUALITY FITTED KITCHEN & SHOWER ROOM
- VIEWING COMES HIGHLY RECOMMENDED

Description:

A charming semi detached cottage having been substantially extended and fully refurbished creating a beautifully presented home that must be viewed to fully appreciate. The accommodation comprises, entrance hallway, stylish shower room, fine front living room, open plan dining kitchen with a utility room. The first floor provides a central landing with toilet and 2 double bedrooms. The privately positioned property is set well back from the road with landscaped gardens being principally lawned and having an adjoining driveway that allows excellent levels of parking that leads to a carport and detached garage. The rear garden is block paved creating a superb quiet area to entertain privately.

Rooms:

Front Living Room

13'1" x 12' (4m x 3.66m). Front uPVC double glazed window, handsome cast iron multi fuel effect stove with brick backing hearth with a wooden mantel, beamed ceiling, wall to ceiling coving, three double wall light points and an internal oak door leads through to;



Impressive Open Plan Dining Kitchen

12'10" x 21' (3.9m x 6.4m). With side uPVC double glazed window. The kitchen enjoys an extensive range of white finished furniture with a complementary butcher block style rolled edge working top surface with tiled splash backs that incorporates a circular sink unit with matching drainer and block mixer tap, built-in four ring electric induction hob with overhead canopied extractor and eye level Neff oven, exposed floorboards, wall to ceiling coving, traditional straight flight staircase leads to the first floor accommodation with grabrail, glazed door to a rear entrance and doors to;



Utility Room

3'3" x 7'3" (1m x 2.2m). Rear uPVC double glazed window with patterned glazing, space and plumbing for an automatic washing machine and dryer and exposed floorboards.



Rear Entrance Hall

10'9" x 5'5" (3.28m x 1.65m). Rear uPVC double glazed entrance door with patterned glazing, side window, useful built-in storage cabinet with butcher block style worktop above, tiled flooring, wall to ceiling coving and doors through to;

Luxury Shower Room

10'8" x 7'11" (3.25m x 2.41m). Front uPVC double glazed window with patterned glazing, built-in boiler cupboard with a Baxi gas central heating boiler, providing a quality suite in white comprising a low flush WC, vanity wash hand basin, walk-in double shower with overhead main shower and glazed screen, marble effect flooring, part tiling to walls and part panelling, traditional style radiator with chrome towel rail, wall to ceiling coving and inset ceiling spotlights.



First Floor L-Shaped Landing

12'9" x 7'11" (3.89m x 2.41m). Side uPVC double glazed window, decorative wrought iron balustrading, loft access and wall to ceiling coving.



Landing Toilet

6'4" x 2'11" (1.93m x 0.9m). Provides a two piece modern suite providing low flush WC, vanity wash hand basin, wooden style flooring and wall to ceiling coving.

Front Double Bedroom 1

13'1" x 12' (4m x 3.66m). Front uPVC double glazed window, fully fitted bank of fitted wardrobes to one wall with sliding mirrored doors and wall to ceiling coving.



Double Bedroom 2

8'6" x 12'6" (2.6m x 3.8m). Side uPVC double glazed window and wall to ceiling coving.



Garden Store

9'6" x 9' (2.9m x 2.74m). The property benefits from a detached brick built garage that has been divided into two garden stores yet still retains the front door so can easily be reinstated.

Store Room

9'6" x 8'4" (2.9m x 2.54m).

Grounds

The property sits well back from the road with deep shaped lawned gardens enjoying curved edged planted borders. A substantial pebbled driveway provides parking for an excellent number of vehicles and continues to a car port and the garaging with access to a courtyard style rear garden providing a beautiful tranquil garden ideal for entertaining.



Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

Modern gas fired central heating system to radiators.

