



**The Old Warden, 12
Marsh Lane, Barnetby,
Lincolnshire, DN38 6JW**

Asking Price: £275,000

EPC: To be confirmed (0)

Council Tax - C

To be advised



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

Accommodation Summary:

- A SUPERB TRADITIONAL DETACHED BUNGALOW
- FAR REACHING OPEN COUNTRYSIDE PROVIDING EXCELLENT OPEN VIEWS
- NO UPWARD CHAIN
- EDGE OF VILLAGE LOCATION
- 3 RECEPTION ROOMS
- GENEROUS FITTED KITCHEN
- 3 BEDROOMS
- FRONT DRIVEWAY & GARAGING
- ENCLOSED REAR GARDEN
- NOT TO BE MISSED

Description:

A rare opportunity to purchase an extended traditional detached bungalow located at edge of the village enjoying excellent open views. The vacant accommodation has been well maintained yet provides scope for cosmetic updates comprising, central entrance hallway, front living room, central dining area leading to a large fitted kitchen, rear sitting room, 3 bedrooms and a bathroom. The front and side provide good levels of parking with access to a detached garage. The rear garden comes principally lawned with a raised flagged seating area.

Rooms:

Entrance Hallway

4'11" x 11' (1.5m x 3.35m). Front uPVC double glazed entrance door with patterned glazing and adjoining side light, wall to ceiling coving and loft access.

Living Room

13' x 17' (3.96m x 5.18m). Front uPVC double glazed window, original tiled fireplace, wall to ceiling coving and ceiling light with fan.



Central Dining Room

9'1" x 7'11" (2.77m x 2.41m). With opening to the kitchen and archway though to;

Rear Sitting Room

8'10" x 17'11" (2.7m x 5.46m). Enjoying a dual aspect with a side uPVC double glazed window, rear uPVC double glazed sliding patio doors leading out to the garden and wall to ceiling coving.



Kitchen

11'2" x 12'8" (3.4m x 3.86m). Rear uPVC double glazed window. The kitchen enjoys an extensive range of matching low level units, drawer units and wall units with a patterned rolled edge worktop with tiled splash back incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, space for appliances, tiled effect cushioned flooring and access through to;



Side Entrance

Side uPVC double glazed entrance door with patterned glazing and doors through to;



Store Room

Has a wall mounted gas fired central heating boiler.

Front Double Bedroom 1

10' x 10' (3.05m x 3.05m). Front uPVC double glazed window.

Front Bedroom 2

7'11" x 9'11" (2.41m x 3.02m). Front uPVC double glazed window.



Rear Bedroom 3

6'11" x 9'9" (2.1m x 2.97m). Rear uPVC double glazed window and built-in wardrobe.

Bathroom

6'5" x 7'11" (1.96m x 2.41m). Rear uPVC double glazed window with patterned glazing providing a matching three piece suite comprising a low flush WC, wash hand basin set within a patterned top with storage cabinets beneath, corner fitted Aero+ spa bath with overhead mains shower, wooden style flooring, part tiling to walls and built-in airing cupboard with cylinder tank.

Grounds

Positioned at the edge of the village and enjoying excellent open views. The front enjoys a brick boundary wall with coping top with pea pebble border behind with raised flowerbed that enables additional parking to the main side concrete laid and block edged driveway. The driveway continues and leads to the garage. The rear garden is of a generous size being principally lawned having stunning far reaching open views with a flagged seating area.

Outbuildings

The property benefits from a concrete sectional detached single garage.

Double Glazing

Full uPVC double glazed windows and doors all fitted in 2013.

Central Heating

The property enjoys a modern gas fired central heating system to radiators via a Worcester condensing central heating boiler.

