



**52 Railway Street,  
Barnetby, Lincolnshire,  
DN38 6DQ**

Asking Price: £380,000

EPC: To be confirmed (0)

Council Tax - B

**Accommodation Summary:**

- TRADITIONAL DETACHED FAMILY HOME
- PEACEFUL VILLAGE LOCATION
- LARGELY EXTENDED ACCOMMODATION
- 2 RECEPTION ROOMS
- MODERN KITCHEN DINER & UTILITY
- 4 GENEROUS BEDROOMS
- MAIN FAMILY BATHROOM
- MATURE LAWNED GARDENS WITH RAISED PATIO TERRACE
- LARGE DRIVEWAY, GARAGE & OUTBUILDINGS



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



## Description:

A traditional bay fronted detached house, peacefully situated on the edge of the well regarded village of Barnetby. The property is positioned on a generous mature plot and benefits from open countryside views. The deceptively spacious and largely extended accommodation thought ideal for a growing family briefly comprises a central entrance porch, inner hallway, bay fronted living room, spacious dining kitchen with integral appliances, and open access to an impressive garden/sitting room extension with a feature burning stove. The first floor is completed with a handy utility, store room, and cloakroom. The first floor provides a central landing leading off to 4 sizeable bedrooms served by a modern main family bathroom. Occupying private mature lawned gardens with a fantastic raised patio terrace, perfect for outdoor entertaining over the summer months. Secure side gated access leads out to a broad front block laid and gravelled driveway allowing ample off street parking with excellent open field views. The grounds include the benefit of an attached single garage, separate detached garage and a flexible garden office/room with full power and lighting.



## Rooms:

### Front Entrance Porch

2'7" x 8'4" (0.79m x 2.54m). Includes a front uPVC double glazed entrance door with adjoining top light and further side lights, wall to ceiling coving and an internal hardwood glazed door with hardwood glazed windows allows access to;

### Inner Entrance Hall

Has a traditional forks staircase leading to the first floor accommodation with open spell balustrading and matching newel post, tiled flooring, wall to ceiling coving, under the stairs storage cupboard, wall mounted Ideal thermostatic control, vertical wall mounted modern radiator and oak glazed doors allowing access off to;

### Front Lounge

13'11" x 12'2" (4.24m x 3.7m). With a front bay uPVC double glazed window, TV input, wall to ceiling coving, feature recessed open fireplace with slate tiled hearth and electric coal effect fire, TV input and a vertical wall mounted modern radiator.



### **Inner Hall**

Has a rear uPVC double glazed entrance door allowing access to the rear garden, continuation of flooring, wall to ceiling, inset ceiling spotlights and oak internal doors allowing access off to a handy storage room and to;

### **Cloakroom**

Has a low flush WC and a vanity wash hand basin with tiled flooring and inset ceiling spotlights and extractor fan.

### **Utility Room**

4'5" x 11'6" (1.35m x 3.5m). With a rear uPVC double glazed entrance door, vinyl flooring and a patterned working top surface with low level units, plumbing for a washing machine, space for a tumble dryer, extractor fan and a wall mounted Ideal Logic gas combi boiler.

### **Kitchen Diner**

17'4" x 10'3" (5.28m x 3.12m). With a side uPVC double glazed window. The kitchen includes a range of shaker style grey low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single Belfast sink bowl unit with block mixer tap and drainer to the side with a four ring Zanussi electric hob with further integrated electric oven with matching microwave, inset ceiling spotlights, wall to ceiling coving, tiled flooring, integrated fridge freezer, plumbing for a dishwasher, further tiled flooring, wall to ceiling coving, a vertical wall mounted radiator and an opening which leads through to;

### **Sitting Room**

11'3" x 19'6" (3.43m x 5.94m). With surrounding uPVC double glazed windows with front French doors allowing access to the raised patio area, an apex style ceiling, feature brick fireplace with a multi stove burner with slate tiled hearth, oak style laminate flooring, TV input, two double wall lights and inset ceiling spotlights.

### **First Floor Landing**

Includes loft access, wall to ceiling coving and internal doors allowing access off to;





### **Master Bedroom 1**

16'5" x 11'3" (5m x 3.43m). With a side uPVC double glazed window, a bank of fitted wardrobes, wall to ceiling coving and TV input.

### **Rear Double Bedroom 2**

17'3" x 11'6" (5.26m x 3.5m). Enjoying a dual aspect with side and rear uPVC double glazed windows and wall to ceiling coving.

### **Front Double Bedroom 3**

12'3" x 13'10" (3.73m x 4.22m). With a front bay uPVC double glazed window, TV input, a bank of fitted wardrobes and wall to ceiling coving.

### **Front Bedroom 4**

7'5" x 8'4" (2.26m x 2.54m). With a front uPVC double glazed window, wall to ceiling coving and TV input.

### **Family Bathroom**

8'4" x 7'4" (2.54m x 2.24m). With a rear uPVC double glazed window with frosted glazing providing a three piece suite comprising a free standing bath with a shower attachment, low flush WC and a pedestal wash hand basin, vinyl flooring, fully tiled walls, wall mounted vertical towel heater, inset ceiling spotlights and extractor fan.

### **Grounds**

The property boasts beautiful open countryside views with the front providing a generous gravelled driveway providing ample off street parking, allowing access to the integral single garage with further secure fencing and boundary hedging. Secure side gated access leads to a block paved rear patio area with further gravelled borders and a detached concrete section garage and an opening leads round to an extremely mature principally lawned wrap around garden with raised feature flagged patio entertaining area with matching stepping, further secure boundary hedging and fencing and fully planted borders with a further raised patio area and an outer building which can be utilised as a home office.

### **Garage**

12'4" x 11'7" (3.76m x 3.53m). The property enjoys the benefit of an attached double garage.

