



## 58 St. Barnabas Road, Barnetby

£165,000 Freehold

A CHARMING DOUBLE FRONTED SEMI-DETACHED COTTAGE • NO UPWARD CHAIN • LARGE CONSERVATORY EXTENSION • CENTRAL PINE FITTED DINING KITCHEN • 3 GENEROUS BEDROOMS • SCOPE FOR UPDATING/MODERNISING • DEEP PRIVATE REAR GARDEN • VIEWING COMES HIGHLY RECOMMENDED

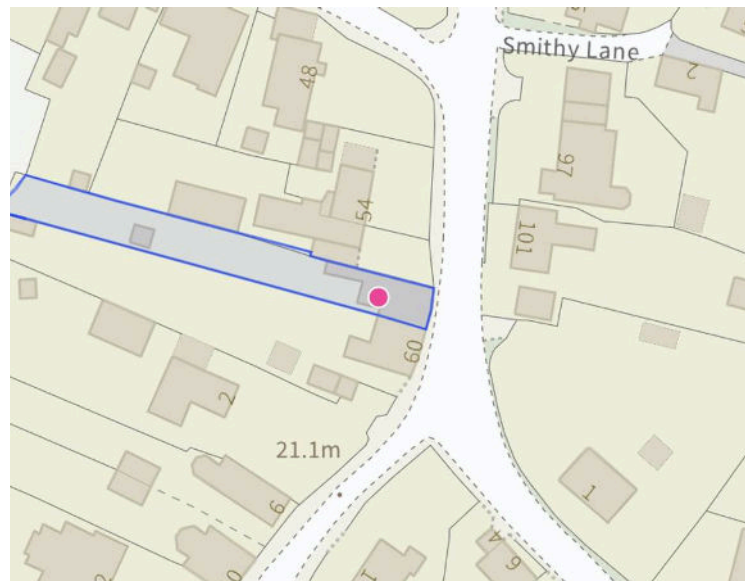
Charming 3-bed semi-detached cottage in Barnetby.  
Spacious rooms, large private garden, conservatory,  
utility, workshop, solar panels. Scope for modernisation.  
Viewing recommended.  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A CHARMING DOUBLE FRONTED SEMI-DETACHED COTTAGE
- NO UPWARD CHAIN
- LARGE CONSERVATORY EXTENSION
- CENTRAL PINE FITTED DINING KITCHEN
- 3 GENEROUS BEDROOMS
- SCOPE FOR UPDATING/MODERNISING
- DEEP PRIVATE REAR GARDEN
- VIEWING COMES HIHGLY RECOMMENDED





### Spacious Front Lounge

11' 9" x 21' 4" (3.58m x 6.50m)

Twin front uPVC double glazed windows, handsome bricked fireplace with Victorian style cast iron live flame fire with projecting brick hearth and adjoining TV plinth.

### Dining Kitchen

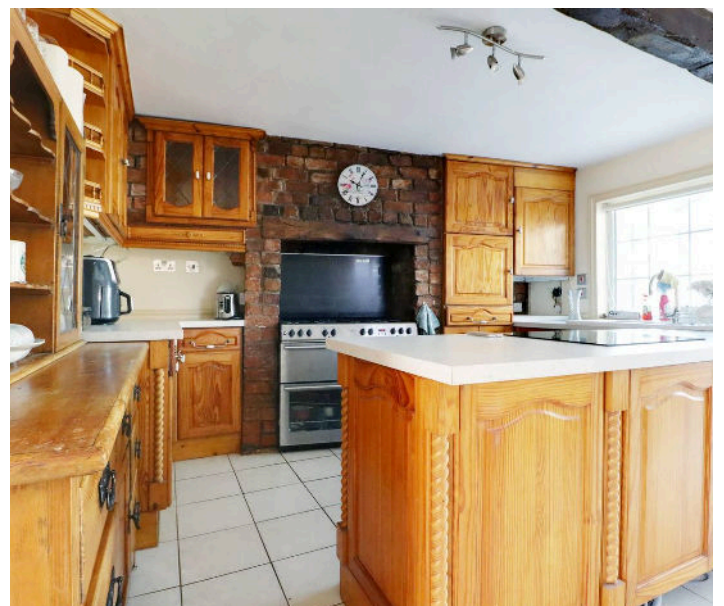
12' 0" x 19' 8" (3.66m x 6.00m)

Side uPVC double glazed window and internal uPVC double glazed window that looks through to the conservatory. The kitchen enjoys an extensive range of pine fitted furniture with a patterned worktop that incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring electric induction hob, space for a Range cooker within a brick chimney breast, tiled flooring, under the stairs storage and staircase leading to the first floor accommodation.

### Large Rear Conservatory

19' 8" x 11' 6" (6.00m x 3.50m)

With dwarf walling, surrounding uPVC double glazed windows and side and rear entrance doors, glazed hipped and pitched roof with ceiling light and fan, tiled flooring and doors through to;





**Utility Room**

12' 6" x 5' 5" (3.80m x 1.66m)

Side uPVC double glazed window, gloss finished furniture with a butcher block worktop, plumbing for an automatic washing machine and doors through to;

**Workshop**

10' 4" x 5' 5" (3.15m x 1.65m)

**First Floor Landing**

5' 7" x 5' 9" (1.70m x 1.75m)

Side uPVC double glazed window, wall to ceiling coving, loft access and doors to;

**Front Double Bedroom 1**

11' 10" x 12' 9" (3.61m x 3.88m)

Front uPVC double glazed window and a range of fitted bedroom furniture.

**Front Double Bedroom 2**

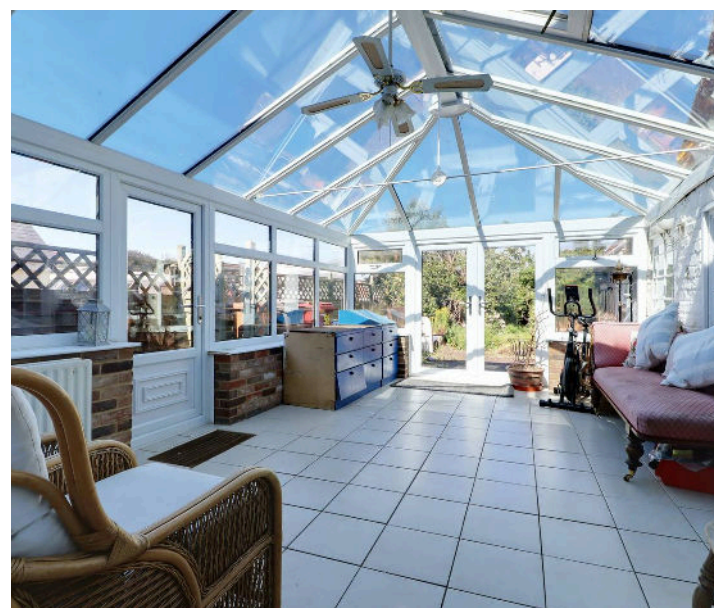
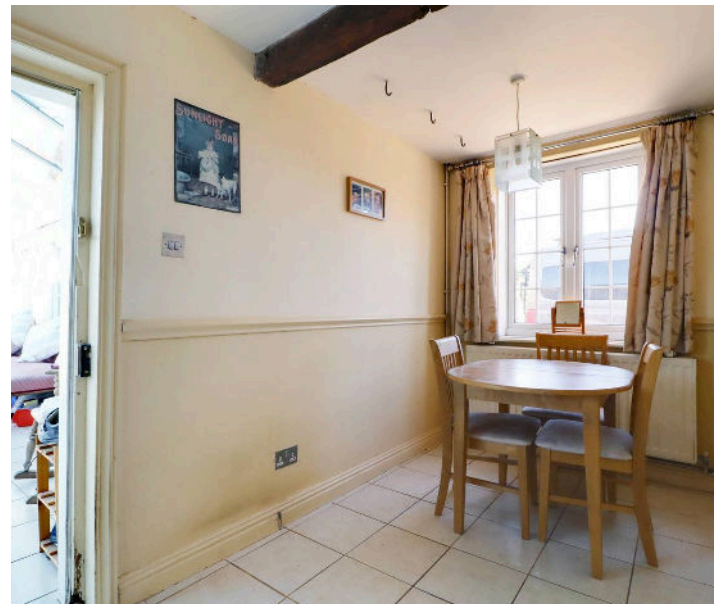
12' 1" x 11' 2" (3.68m x 3.40m)

Front uPVC double glazed window, attractive cast iron decorative fireplace and built-in wardrobes.

**Rear Bedroom 3**

8' 4" x 11' 6" (2.53m x 3.50m)

Rear uPVC double glazed window.





### Large Family Bathroom

9' 4" x 10' 10" (2.84m x 3.29m)

Rear uPVC double glazed window and a large built-in airing cupboard with shelving. The bathroom enjoys a four piece suite comprising a low flush WC, wash hand basin, Jacuzzi bath, cubicle with mains shower and glazed screen, tiled flooring and majority tiling to walls.

### Grounds

The property fronts the road with a arch passageway leading to the side entrance door of the conservatory and with gated access to the garden. The garden is of an excellent size and extremely deep in length having an initial block paved seating area with mature lawned gardens with well stocked shrub planting borders, manageable fish pond, raised beds and orchard area.

### Outbuildings

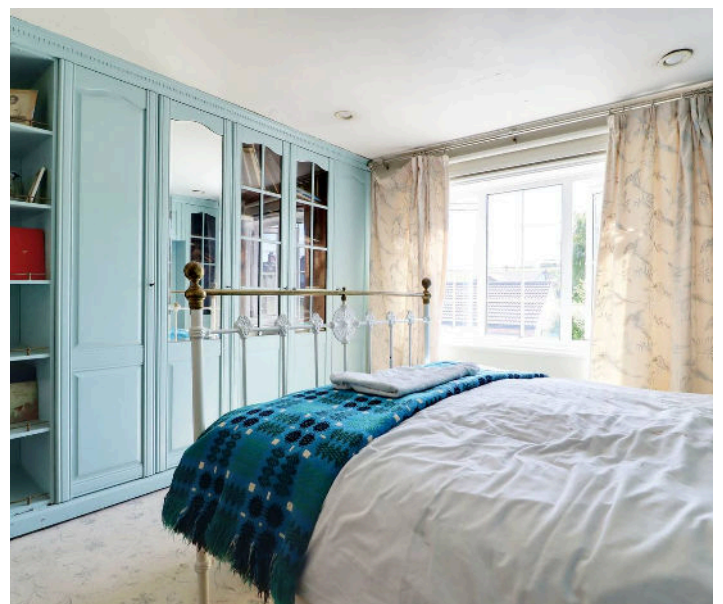
Externally the property has an outside toilet and garden store.

### Double Glazing

Full uPVC double glazed windows and doors.

### Central Heating

Gas fired central heating system to radiators. Note the property has the benefit of solar panels.

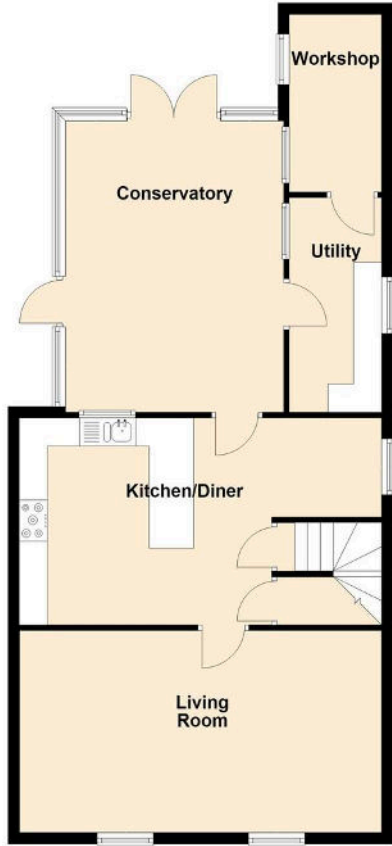




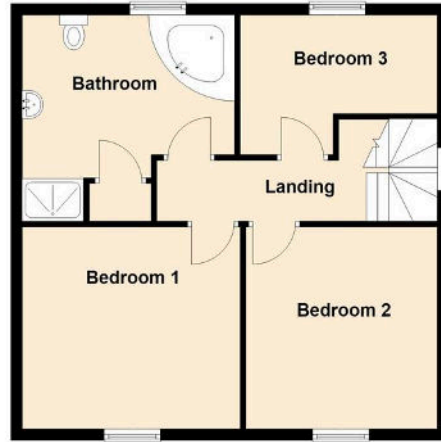


You can include any text here. The text can be modified upon generating your brochure

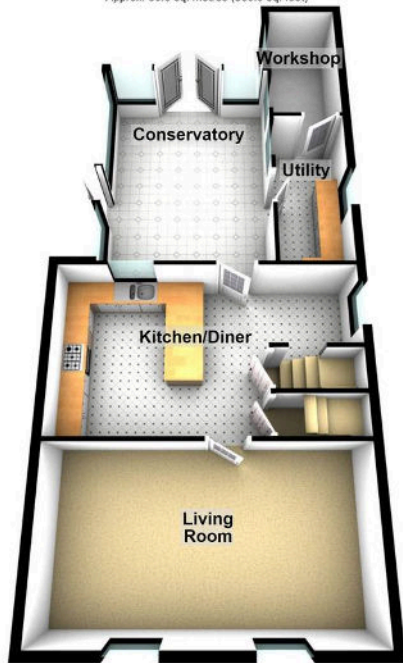
**Ground Floor**  
Approx. 80.0 sq. metres (860.9 sq. feet)



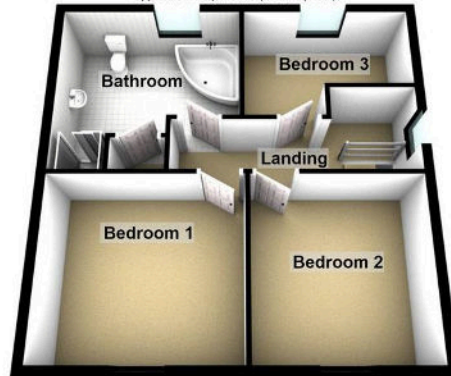
**First Floor**  
Approx. 54.1 sq. metres (582.8 sq. feet)



**Ground Floor**  
Approx. 80.0 sq. metres (860.9 sq. feet)



**First Floor**  
Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 134.1 sq. metres (1443.6 sq. feet)

You can include any text here. The text can be modified upon generating your brochure