



Jalna, Barton Road, WRAWBY, DN20 8SH

New £295,000



- Large Garden
- Modern Kitchen Dining Area
- Family Bathroom
- Double Garage
- Fantastic Location
- Two Reception Rooms
- Four Double Bedrooms
- Ample Off Road Parking
- Annex Potential

Bell Watson are delighted to bring to the market this fantastic double fronted semi detached family home situated in a convenient location on the outskirts of the desirable village of Wrawby and briefly comprises, entrance hall, two front facing reception rooms, a kitchen diner and boiler room with plumbing to include a WC to the ground floor with the first floor occupying FOUR BEDROOMS and a family bathroom. The property provides ample off road parking, a large rear garden and boasts an extensive double garage enjoying a workshop and games room having plenty of potential to further improve.



## LOCATION

Located on the outskirts of Wrawby village. Approx 1.5 miles from Brigg where you will find highly regarded primary and secondary schools. Brigg offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

## ACCOMMODATION

Arranged over two floors and extended to the rear.

### RECEPTION HALL 3.71m (12' 2") x 2.42m (7' 11")

Enter the property via the uPVC door into a spacious reception hallway having a uPVC double glazed window to the side aspect, a light fitting to the ceiling, wood effect cushion flooring and a staircase to the first floor with store cupboard under.

### DINING KITCHEN 6.23m (20' 5") x 3.41m (11' 2")

This bright and airy kitchen diner is a fantastic entertaining space and the hub of the home providing a range of multi tone high gloss wall and base units fitted with complementary worktops having tiled splash backs and a 1.5 ceramic sink with chrome mixer tap over. The kitchen benefits from a free standing 5 gas ring cooked with double electric oven and extractor hood over as well as an integrated fridge, freezer and dishwasher. There are spotlights to the ceiling, a central heating radiator, tiled flooring, two uPVC double glazed windows and uPVC double glazed french doors opening to the rear garden.

### LOUNGE 6.05m (19' 10") x 3.69m (12' 1")

The large main reception room enjoys dual aspects to the front and rear via the uPVC double glazed windows, there are two central heating radiators, spotlights to the ceiling and wood effect hard wearing lino to the floor with the cast iron, dual fuel burner being the main focal point of the room.

### DINING ROOM 3.71m (12' 2") x 3.52m (11' 7")

Having a brick feature fireplace, a uPVC double glazed window to the front aspect, a light fitting to the ceiling as well as wall light fittings, a central heating radiator and carpeted flooring.

## BOILER ROOM

Fitted with worktop having plumbing under for a washing machine and WC. Wall mounted Vaillant combination boiler, a uPVC obscure double glazed window to the side aspect, a light to the ceiling and a chrome central heated towel rail.

## LANDING

Climb the carpeted stairs to the first floor landing having a pendant light and loft access to the ceiling.

### BEDROOM ONE 3.71m (12' 2") x 3.52m (11' 7")

To the front of the property having a uPVC double glazed window, A pendant light to the ceiling, a central heating radiator and carpeted flooring.

### BEDROOM TWO 3.69m (12' 1") x 3.52m (11' 7")

Benefiting from built in wardrobes with a uPVC double glazed window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### BEDROOM THREE 3.73m (12' 3") x 3.52m (11' 7")

To the rear of the property having a uPVC double glazed window, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### BEDROOM FOUR 2.62m (8' 7") x 2.42m (7' 11")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

### BATHROOM 2.71m (8' 11") x 2.41m (7' 11")

Comprising a four piece suite to include a free standing double ended bath tub with mixer taps and hand held shower head, a close couple WC, a vanity sink with chrome mixer tap and storage cupboard below and a fully tiled corner enclosure with electric shower. There is lighting to the ceiling, a uPVC obscure double glazed window to the rear elevation, a chrome central heated towel rail and tiled effect cushion flooring.

## OUTSIDE

The property provides a lawn with dwarf brick wall to the front boundary along with a driveway for multiple vehicle parking leading to the detached garage and rear garden. The rear garden is a great size and sectioned to enjoy a patio/hard standing area with a timber gazebo, a lawned area and a barked play area being fenced off at the bottom of the garden fitted with patio decking. There is outside lighting and socket points.

### DOUBLE GARAGE 6.54m (21' 5") x 5.37m (17' 7")

Fitted with two electric roller doors to the front, strip lighting to the ceiling and fully alarmed with a side access door and uPVC double glazed window.

### GAMES ROOM 6.54m (21' 5") x 6.04m (19' 10")

A versatile space with potential to become an annex having uPVC double glazed window to both sides as well as uPVC double glazed french doors opening to the garden. There is electrics and plumbing in place for any renovations required.

### STUDIO 11.51m (37' 9") x 6.54m (21' 5")

Situated above the garage and games room fitted with velux windows.

## FIXTURES AND FITTINGS

All light fittings and floor coverings along with the free standing cooker are to be included within the sale of the property. The hot tub can be included by separate negotiation.

## COUNCIL TAX

The Council Tax Band for this property is understood to be Band B by North Lincolnshire Council.

## SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.









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