



5 Chestnut Grove, BARNETBY, DN38 6FD

New £260,000



- Additional Ground Floor Reception Room or Forth Bedroom
- Multiple Vehicle Parking
- Separate Utility Room
- Ensuite Shower Room
- Double Glazing
- Immaculate Throughout
- Open Plan Dining Kitchen
- Conservatory
- Large Family Bathroom

Bell Watson welcome to the market this excellent detached family home having been well keep both inside and out. The property is favourably positioned within Barnetby and briefly comprises an entrance hall, two reception rooms or forth bedroom, inner hall, kitchen diner, utility room and conservatory and ground floor WC with the first floor offering three bedrooms with an en-suite shower room to the master and a family bathroom. Externally there is ample off road parking and a beautiful rear garden. This is a must view property!



LOCATION

Barnetby le Wold is a small rural village well located between the popular market towns of Brigg and Barton upon Humber. Amenities include highly regarded primary school, a selection of local shops, Post Office, doctor's surgery and public house. Excellent transport links include a railway station with links to the East Coast Mainline, the M180/A15/A180 interchange is close by and Humberside Airport is approximately 4 miles away with daily international links.

ACCOMMODATION

Very well maintained throughout and arranged over two floors with the option for a forth bedroom to the ground floor.

ENTRANCE 1.76m (5' 9") x 1.09m (3' 7")

Enter the property via the uPVC front door into an entrance hall having a uPVC double glazed window to the front aspect, a light fitting and coving to the ceiling and carpeted flooring.

LOUNGE 5.47m (17' 11") x 3.72m (12' 2")

A front facing lounge enjoys a central electric fire with marble surround, a uPVC double glazed window, a light fitting and coving to the ceiling, wall lighting, a central heating radiator and wood effect laminate flooring.

RECEPTION ROOM/FOURTH BEDROOM 4.27m (14' 0") x 2.30m (7' 7")

Having been converted from the original garage this versatile room could be used as an additional reception room or fourth bedroom. There is a light fitting to the ceiling, a uPVC double glazed window to the front aspect, a central heating radiator and carpeted flooring. There are two built in storage cupboard with one of them housing the Baxi combination gas boiler.

INNER HALL

Having a light fitting and coving to the ceiling, a central heating radiator, carpeted flooring and stairs leading to the first floor.

KITCHEN 6.39m (21' 0") x 2.47m (8' 1")

A bright and spacious dining kitchen is very well appointed providing a range of wall and base units finished with complementary worktops and tiled splash backs to include a 1.5 composite sink with chrome mixer tap over, an integrated electric oven with gas hob and built in extractor above. There is an under counter recess for white goods as well as a space for a free standing fridge freezer. There are spotlights, a light fitting and coving to the ceiling, a uPVC double glazed window to the rear aspect and uPVC double glazed french doors opening to the conservatory, a central heating radiator and tiled flooring.

UTILITY ROOM 1.77m (5' 10") x 1.51m (4' 11")

Having fitted units to match the kitchen with an under counter recess and plumbing for a washing machine and tumble dryer. There are spotlights and coving to the ceiling, a uPVC external door to the side and tiled flooring.

CONSERVATORY 3.57m (11' 9") x 3.01m (9' 11")

An Edwardian style conservatory having a ceiling fan with light fitting, a wall mounted electric radiator, tiled flooring and uPVC double glazed french doors opening to the garden.

GROUND FLOOR WC 1.74m (5' 9") x 1.03m (3' 5")

Fitted with a low flush WC and wall mounted sink with tiled splash back. There is a uPVC obscure double glazed window to the side aspect, a light to the ceiling, a central heating radiator and wood effect laminated flooring.

LANDING

Climb the carpeted stairs to the first floor landing where there is a uPVC double glazed window to the side elevation, two light fittings to the ceiling as well as coving and a large loft access installed with timber pull down ladder. The loft is fully boarded with lighting and well insulated.

MASTER BEDROOM 3.82m (12' 6") x 3.45m (11' 4")

To the rear of the property benefiting from built in wardrobes and a built in cupboard. There is a light fitting and coving to the ceiling, a uPVC double glazed window to the rear elevation, a central heating radiator and wood effect laminate flooring.

EN-SUITE SHOWER ROOM 1.92m (6' 4") x 1.45m (4' 9")

Incorporating a fully tiled corner enclosure fitted with a mains shower, a low flush WC and pedestal wash basin with chrome mixer tap and tiled splash back. There is a uPVC obscure double glazed window to the side elevation, spotlights and coving to the ceiling, a central heating radiator and tiled flooring.

BEDROOM TWO 3.61m (11' 10") x 3.31m (10' 10")

Providing a range of built in wardrobes having a pendant light and coving to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and wood effect cushion flooring.

BEDROOM THREE 3.18m (10' 5") x 2.76m (9' 1")

Having a pendant light and coving to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and wood effect laminate flooring.

BATHROOM 2.47m (8' 1") x 1.96m (6' 5")

A great sized family bathroom is located to the rear of the property and comprises a bathroom tub fitted with mixer shower head taps and tiled surround, a vanity wash basin incorporating storage and a low flush WC. There are wall mounted mirrored cabinets, a uPVC obscure double glazed window, spotlights and coving to the ceiling, a central heating radiator and wood effect laminate flooring.

OUTSIDE

The front of the property provides a large block paved driveway able to accommodate a minimum of 4 vehicles. There are two timber side gates providing great security that take you to the side door situated under a timber canopy fitted with spot lighting. The South East facing rear garden is beautifully manicured and fully enclosed via fencing to include a slabbed patio area, lawn and raised well established flower beds. There are two substantial timber sheds fitted with lighting and electricity and a slabbed pathway takes you down the opposite side of the property where you will find an additional timber tool shed. The garden is also fitted with security lighting and two water taps.

FIXTURES AND FITTINGS

All built in appliances, furniture, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

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

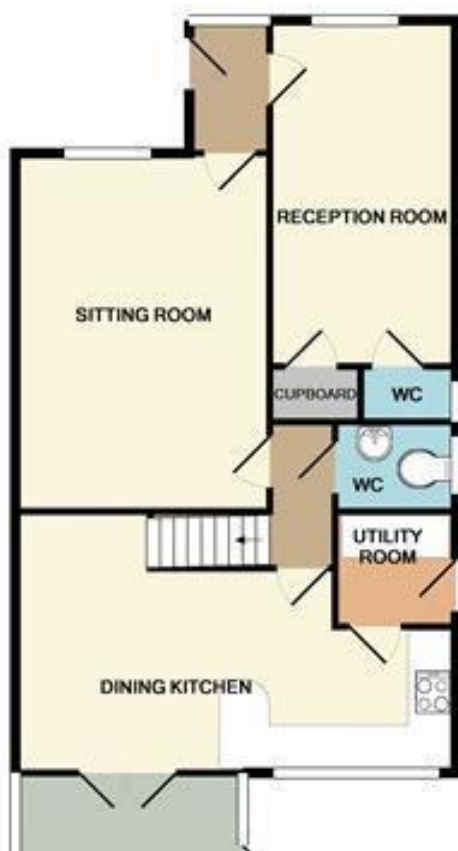
COUNCIL TAX

The Council Tax Band for this property is Band C as confirmed by North Lincolnshire Council









1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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