



23 Silver Street
Barnetby, Lincolnshire DN38 6HS
£125,000

Bella
properties

**** NO CHAIN **** An ideal investment or first time buyer purchase, Bella Properties welcomes to the market this three bedroom, mid terrace property in the village of Barnetby Le Wold. Well presented and maintained throughout, the property comprises the living room, dining room, kitchen, rear entrance hallway and utility on the ground floor, with the three bedrooms and bathroom found on the first floor. Externally to the rear is a good sized lawned garden overlooking paddocks and there is street parking to the front.

Close to village amenities including local school and transport links to further afield, viewings are now available by appointment only and come recommended to appreciate this lovely home!



Living Room 13'11" x 11'5" (4.26 x 3.49)

Entrance to the property is via the front door and into the living room. Carpeted with coving to the ceiling, central heating radiator, coal fireplace and uPVC bay window facing to the front of the property.

Dining Room 13'11" x 11'10" (4.26 x 3.63)

Carpeted with central heating radiator, electric fireplace set on marble effect surround and uPVC window facing to the rear of the property.

Kitchen 11'11" x 5'6" (3.65 x 1.7)

Vinyl effect flooring with central heating radiator and uPVC window facing to the side of the property. Base height and wall mounted units with counter tops and splashbacks, integrated stainless steel sink and drainer, and space and plumbing for white goods.

Rear Porch 9'1" x 5'6" (2.78 x 1.7)

Vinyl effect wood flooring with central heating radiator and window and door facing to the side of the property.

Utility Room 5'6" x 4'10" (1.7 x 1.49)

Vinyl effect wood flooring with central heating radiator, window facing to the side of the property and space and plumbing for white goods.

Landing

Internal doors lead to all three bedrooms and bathroom.

Bedroom One 14'6" x 7'9" (4.43 x 2.38)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 8'5" x 8'11" (2.59 x 2.72)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the front of the property.

Bedroom Three 11'10" x 6'7" (3.62 x 2.03)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bathroom 8'8" x 6'5" (2.66 x 1.98)

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

External

To the front of the property is a low maintenance garden with street parking, and an alleyway to the side of the property gives access to the rear garden, which is laid to lawn with brick built outbuilding.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor




First Floor



Total area: approx. 88.1 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 