



3 West Street, Barnetby, DN38 6JP

£399,950

"Happy Days" is a beautiful character home that has been greatly extended and is now a substantial five bedroom family home with three bathrooms, three reception rooms in a quiet spot within the village of Barnetby, North Lincolnshire. The front original section of the building dates back to 1783 and has some lovely character features throughout the house, more recently a two storey extension was added across the back in 2000 and has added a family friendly open plan kitchen, utility, downstairs w.c and study space. This is in addition to the the original hall way, lounge with burner, further sitting room and upstairs the five bedrooms, two having en-suite and a family bathroom. Rooms sizes throughout are generous and the property has been maintained excellently. Outside there is ample parking on the block paved drive, and a secure, private rear garden. Available to view now and buy with no chain, please contact us for further information or to book in to view.

Entrance Hall



Study 7'4" x 9'9" (2.26 x 2.99)

Reception Room 9'6" x 14'6" (2.92 x 4.43)



Lounge 11'6" x 14'6" (3.52 x 4.44)



Kitchen 7'3" x 10'9" (2.23 x 3.29)



Sitting Room 13'8" x 14'3" (4.18 x 4.35)



Dining Room 12'3" x 9'9" (3.74 x 2.99)



Landing

Bedroom One 13'8" x 9'6" (4.18 x 2.92)



Utility 9'11" x 6'3" (3.04 x 1.92)



En -Suite



W.C.

Bedroom Two 15'3" x 9'10" (4.67 x 3.02)



Outside



Additional Photos

En-Suite

Bedroom Three 11'7" x 11'5" (3.54 x 3.48)

Bedroom Four 10'4" x 8'11" (3.17 x 2.72)



Bedroom Five 9'11" x 8'10" (3.04 x 2.71)



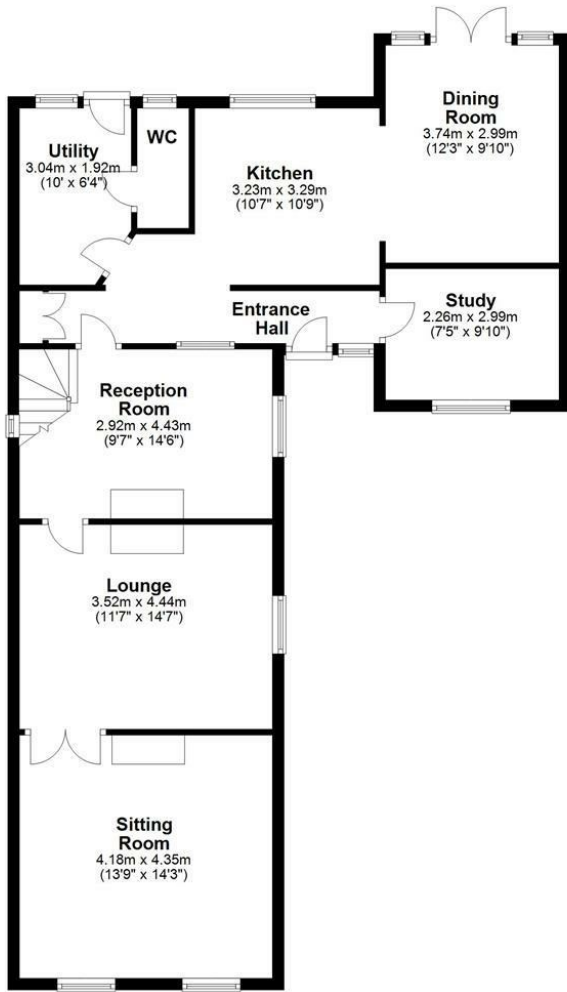
Bathroom 9'6" x 6'11" (2.91 x 2.11)



Floor Plan

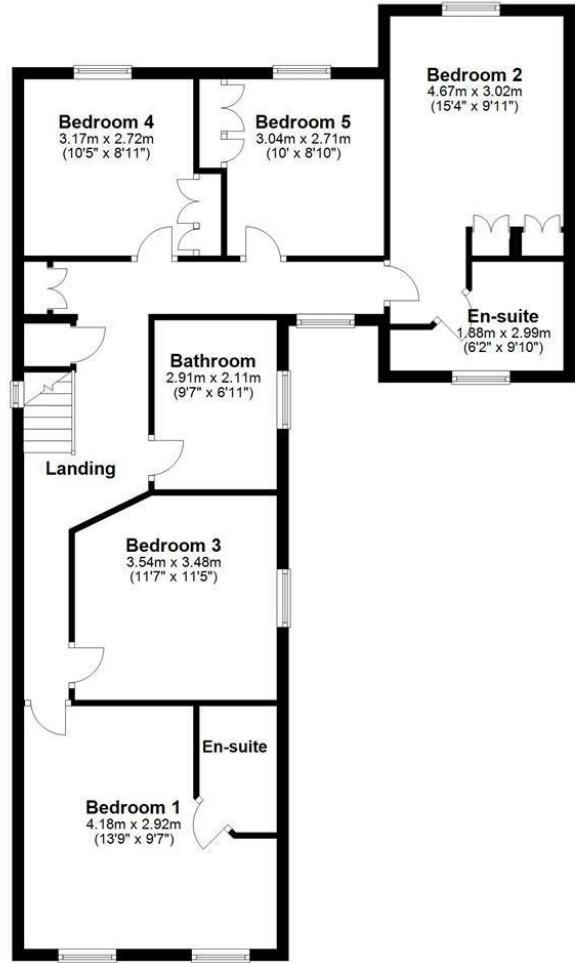
Ground Floor

Approx. 91.7 sq. metres (987.5 sq. feet)



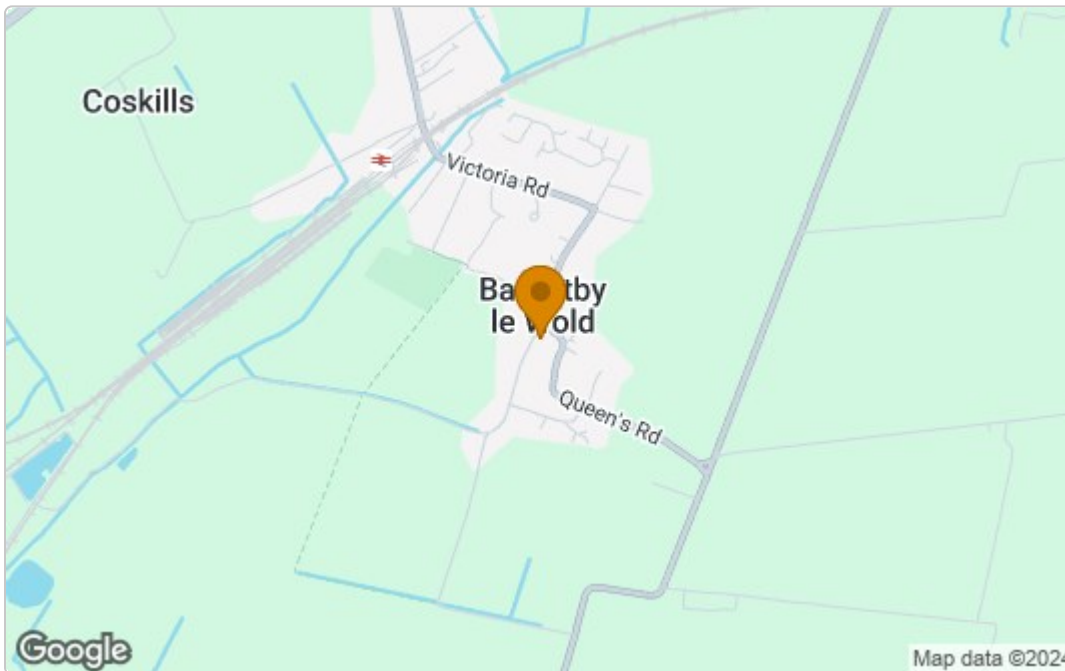
First Floor

Approx. 90.7 sq. metres (976.3 sq. feet)

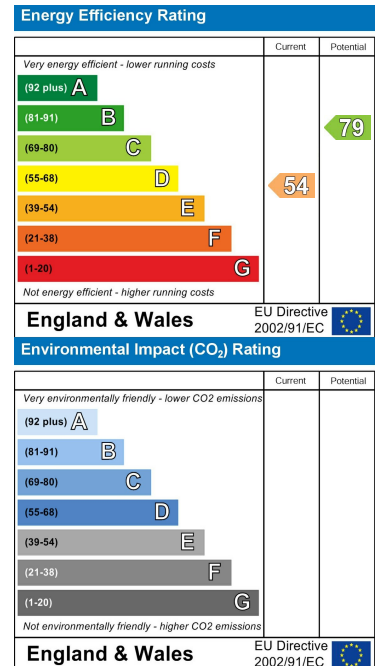


Total area: approx. 182.4 sq. metres (1963.8 sq. feet)

Area Map



Energy Efficiency Graph



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