



3 West Street, Barnetby, DN38 6JP

£349,950

A greatly extended five bed family home, "Happy Days" is a beautiful character home that has a really flexible living layout with four reception rooms and three bathrooms. Situated in a quiet spot within the rural village of Barnetby, North Lincolnshire, this property is vacant and offered with no chain. The front original section of the building dates back to 1783 and has some lovely traditional 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. The ground floor also comprises of a utility room, downstairs W.C. and study space. This is in addition to the the original hallway, lounge with log burner and a further reception room. Upstairs there are five bedrooms, two with En suite's and a family bathroom. Rooms sizes throughout are generous and the property has been immaculately maintained by the current owners. Outside there is ample parking on the block paved drive, and a secure, private rear garden. Viewings are highly recommended to see the full potential of the property and the great space that is on offer. To book a viewing, please give us a call!



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 )

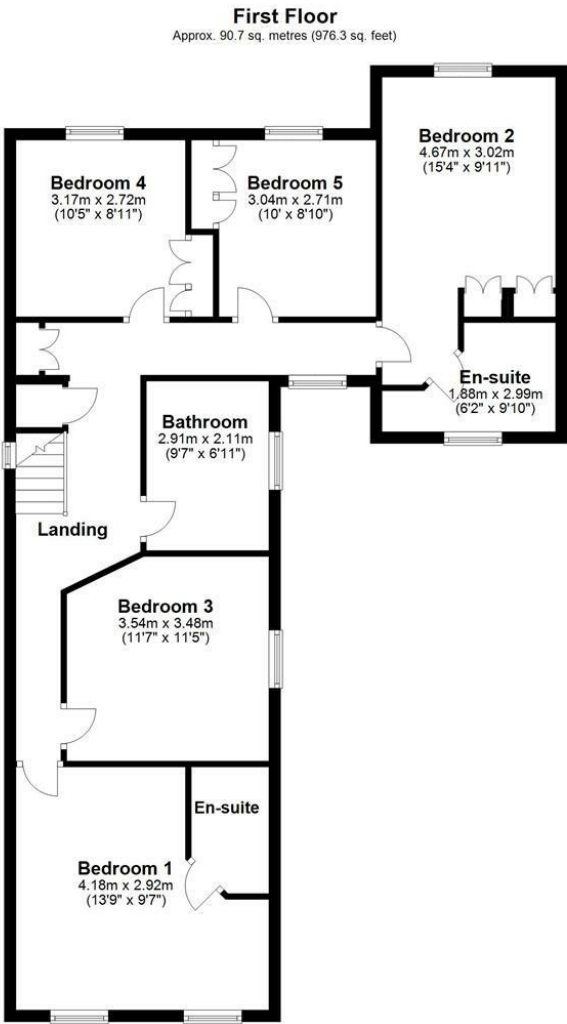
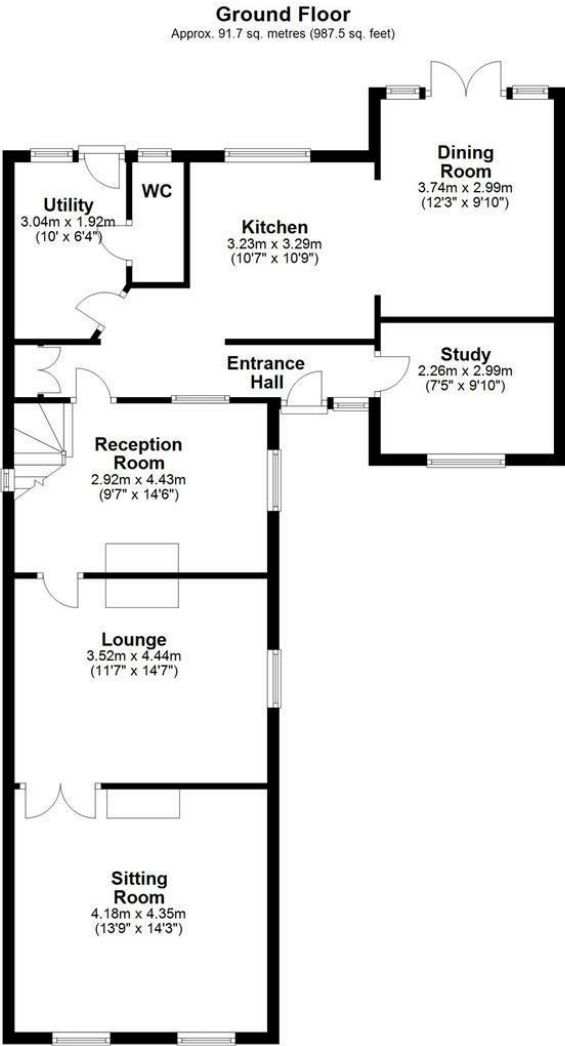


Bathroom 9'6" x 6'11" (2.91 x 2.11)



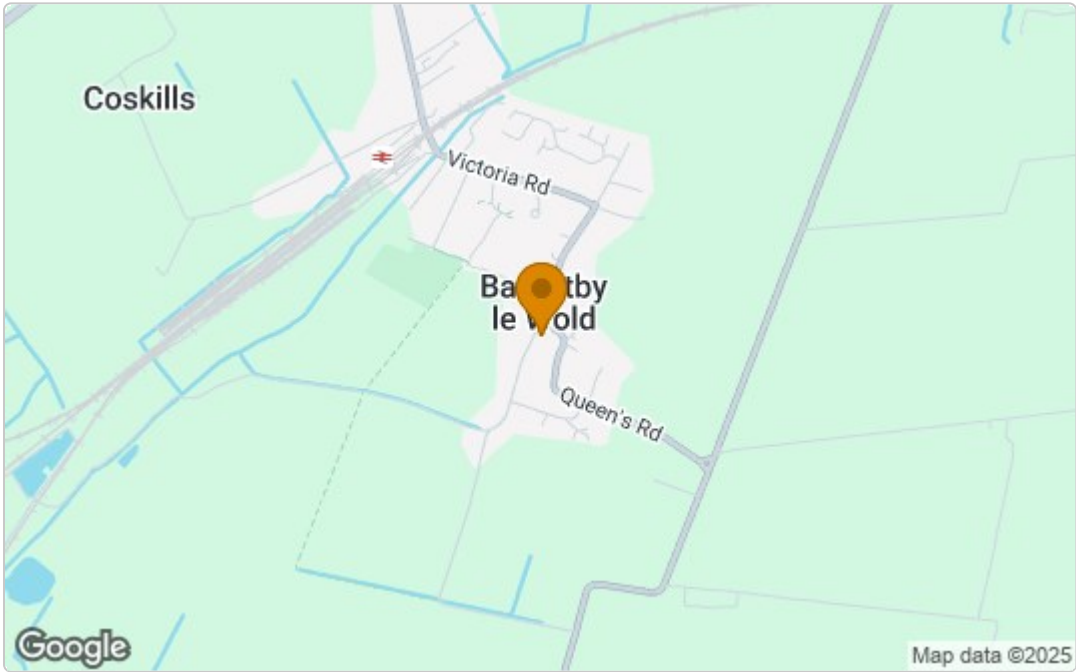


Floor Plan

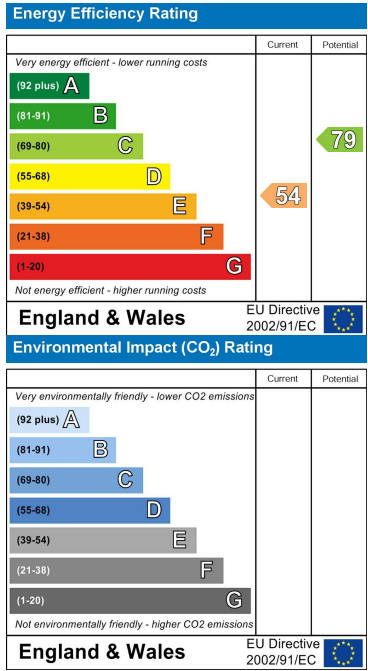


Total area: approx. 182.4 sq. metres (1963.8 sq. feet)

Area Map



Energy Efficiency Graph



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