



PLOT 2 BARNETBY LANE

BRIGG, DN20 0RB

£549,950
FREEHOLD

Situated in the picturesque village of Elsham, this property offers a peaceful and idyllic setting while still being within easy reach of local amenities and transport links. Whether you're looking for a tranquil retreat or a spacious family home, this new build property on Barnetby Lane has something for everyone. Don't miss out on the opportunity to make this house your new home!



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DESCRIPTION

The spacious entrance hallway sets a welcoming tone, leading into the heart of the home—a delightful open-plan kitchen dining and family area, perfect for both everyday living and entertaining. The addition of French doors opening onto the expansive rear gardens adds a sense of peace and serenity to the space, while the formal living room provides a touch of elegance for special occasions. The inclusion of a utility room adds practicality to the layout.

One standout feature is the ground floor bedroom with a walk-in wardrobe and stunning ensuite facilities, offering convenience and luxury all in one. Upstairs, two more light and airy bedrooms await, along with a family bathroom, providing ample accommodation for a family or guests.

The double garage with an automatic up and over door, along with the electric car charger point, caters to modern needs. The external parking space for several cars or a caravan adds to the practicality of the property. The block paved driveway, natural stone footpaths, and large south-facing patio contribute to the property's charm and appeal.

The blank canvas of the rear gardens invites creativity and customization, allowing the new owners to create their own outdoor oasis. And the fact that this exceptional property is available with no onward chain ensures a smooth and hassle-free transaction for the fortunate buyer.

Elsham's status as a highly desired and award-winning village, coupled with its superb transport links, makes it an ideal location to call home. With easy access to major cities via the nearby motorway network, regional flights from Humberside airport, and access to the wider railway network from Barnetby railway

station, residents will enjoy both convenience and connectivity.

Please note that the images presented herein have undergone digital enhancement and Computer-Generated Imagery (CGI) processes. These alterations may include, but are not limited to, colour adjustments, retouching, and CGI effects. As a result, the final depiction may differ from the original subject or scene. We advise viewers to consider this information while interpreting the content of the images.

ENTRANCE HALL

LIVING ROOM

OPEN PLAN KITCHEN

DINING AREA

LIVING AREA

French doors onto the rear garden

UTILITY

GROUND FLOOR PRINCIPAL SUITE

WALK IN WARDROBE

EN-SUITE

GARAGE

1ST FLOOR LANDING

BEDROOM TWO

BEDROOM THREE

BATHROOM



PLOT 2 BARNETBY LANE





imagery is for illustration purposes only

PLOT 2 BARNETBY LANE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



CGI imagery is for illustration purposes only



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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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