



56 PALMER LANE

BARROW-UPON-HUMBER, DN19 7BS

£320,000
FREEHOLD

This fantastic, chain-free bungalow offers a spacious, light-filled, and well-proportioned layout, making it an ideal choice for both retirees and families.



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DESCRIPTION

This fantastic, chain-free bungalow offers a spacious, light-filled, and well-proportioned layout, making it an ideal choice for both retirees and families.

As you step inside, you're greeted by a wide, welcoming hallway that leads to a forward-facing living room, complete with a feature fireplace. From here, an open archway leads into the dining area, creating a great flow of space. The kitchen is well-appointed with the potential to be extended into a larger open-plan kitchen/diner.

The master bedroom is generously sized and includes a good selection of built-in wardrobes, along with its own full en-suite facilities. There are three additional double bedrooms, with the fourth currently being used as a home office, offering flexibility depending on the new owner's needs.

The property sits on a large, light-filled corner plot, complete with a convenient horseshoe driveway and a double garage, making it easy to manoeuvre and park. The beautifully landscaped garden features a low-maintenance block-paved courtyard, a large flag-paved patio, and a small lawned area with space for a greenhouse or other garden features.

This property checks all the boxes for space, convenience, and potential—whether you're looking for a family home or a comfortable retirement property!

ENTRANCE HALLWAY

Accessed through a UPVC decorative door with storage cupboards and radiator leading into:-

LIVING ROOM

Forward facing with a UPVC double glazed window, radiator, feature fire with tiled hearth and oak surround leading into:-

DINING ROOM

Through double doors with UPVC sliding doors to rear aspect and a radiator.

KITCHEN / BREAKFAST ROOM

With a UPVC double glazed door and window to rear aspect, a range of shaker style wall and base units with laminate worktops, ceramic one and a half drainer sink, integrated dishwasher, integrated fridge, eye level oven and grill, electric hob with extractor fan, breakfast bar with space and plumbing for a washing machine.

MASTER BEDROOM

With a UPVC double glazed window to rear aspect, built in full wall of wardrobes, radiator leading into:-

MASTER EN-SUITE

With an opaque UPVC double glazed window to side aspect, panelled bath with hand held shower attachment, WC, vanity housed hand wash basin with storage.

BEDROOM TWO

With a UPVC double glazed window to rear aspect and a radiator.

BEDROOM THREE

With a UPVC double glazed window to rear aspect and a radiator.

BEDROOM FOUR

With a UPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque UPVC double glazed window, jacuzzi bath, shower cubicle, WC, vanity housed hand wash basin, chrome towel heater.

EXTERNALLY

The property sits on a generous corner plot with a U shaped tarmac driveway provided off street parking for several vehicles, leading to the double garage with up and over doors. The mature gardens wrap round the side with a timber shed, greenhouse and the rear garden is fully enclosed, laid to lawn with a mature shrubs, patio area and timber sheds.

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This property has been virtually staged

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1302.44 sq ft

Tenure – Freehold



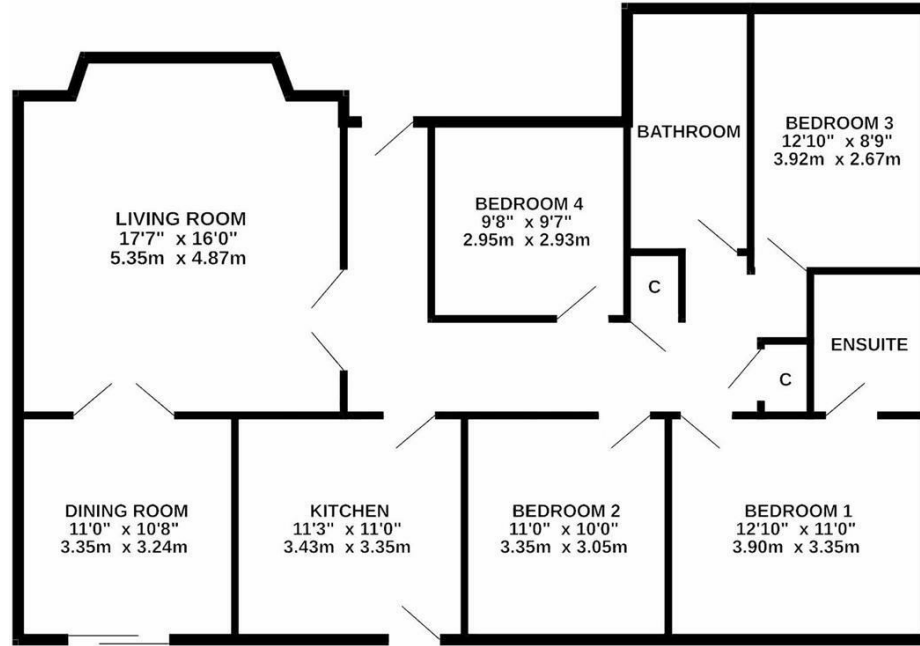
This property has been virtually staged



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GROUND FLOOR
1258 sq.ft. (116.8 sq.m.) approx.



PALMER LANE, BARROW-UPON-HUMBER, DN19 7BS

TOTAL FLOOR AREA: 1258 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	77
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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