



DUNROAMIN HOWE LANE

BARROW-UPON-HUMBER, DN19 7HL

£250,000
FREEHOLD

Welcome to this beautiful, traditional three-bedroom family home, set on a spacious plot with extensive rear gardens, vegetable beds, and a summer house fully equipped with power and electricity.



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DUNROAMIN HOWE LANE

DESCRIPTION

NO STAMP DUTY TO PAY UNTIL 1ST APRIL 2025 - Welcome to this beautiful, traditional three-bedroom family home, set on a spacious plot with extensive rear gardens, vegetable beds, and a summer house fully equipped with power and electricity.

Located close to local schools and amenities, this home is ideal for families. Upon entering, you are greeted by a stylishly decorated, forward-facing living room featuring a cozy log-burning stove. The home offers a second reception room, currently used as a formal dining area, and a brand-new, modern kitchen installed by the current owners. The kitchen boasts a central island and is tastefully finished, flowing through a squared archway into an additional dining space or snug.

Upstairs, the property offers two spacious double bedrooms, a single bedroom, and a large family bathroom complete with a freestanding bath.

The front of the property offers off-road parking, while the vast rear garden provides a peaceful retreat with a well-maintained lawn, multiple fruit trees, and ample space for a vegetable plot or small livestock. A large garage with an adjoining workshop adds to the property's appeal, offering both practicality and potential.

This private, well-located home with its warm and inviting atmosphere is perfect for family living.

ENTRANCE HALLWAY

Accessed through a UPVC double glazed door with light to ceiling, stairs to first floor, radiator.

LIVING ROOM

Light to ceiling, pitcher rail, uPVC double glazed window to front aspect feature fire place and radiator.

DINING ROOM

Light to ceiling, pitcher rail, uPVC double glazed window to rear aspect feature fire place and radiator.

KITCHEN

"The kitchen is a truly wonderful gathering space, recently refurbished by its current owners with a tasteful, modern shaker-style design in soft green. The butcher block-effect worktops complement the cabinetry perfectly, while high-quality appliances and a central island enhance both functionality and style. The kitchen flows seamlessly into the dining area, which features windows offering views of the beautiful rear aspect, creating a bright and welcoming environment

FIRST FLOOR LANDING

Light to ceiling, storage cupboard.

BEDROOM ONE

Light to ceiling, uPVC double glazed window to front aspect and radiator.

BEDROOM TWO

Light to ceiling, uPVC double glazed window to rear aspect and radiator.

BEDROOM THREE

Light to ceiling, uPVC double glazed window to front aspect and radiator.

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window to rear aspect, free standing roll top bath, pedestal hand wash basin and low level WC, storage cupboard and radiator.

EXTERNALLY

As you approach the front of the property you are met with a driveway providing off road parking for two cars and double timber gates leading to the rear. The rear garden are generous in size with a timber garage



and out buildings, the garden are mainly laid to law and split into sections one enjoying an orchard with a variety of fruit trees, following on you are met with a large vegetable plot and the timber summer house.

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ADDITIONAL INFORMATION

Local Authority –

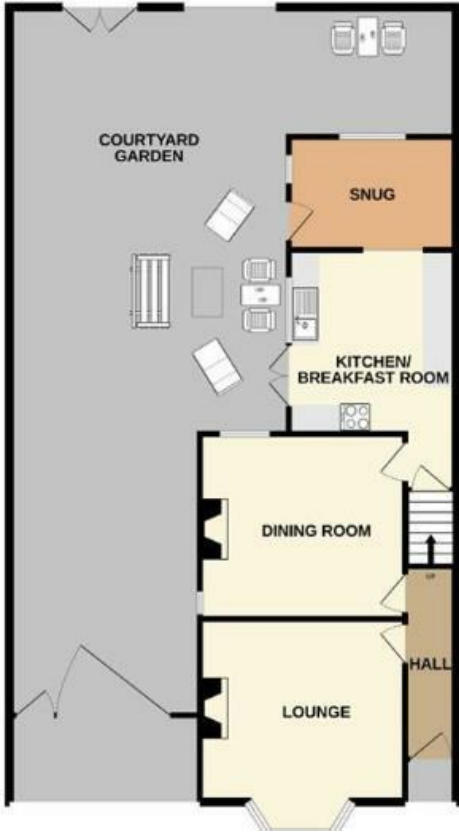
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1302.00 sq ft

Tenure – Freehold





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			
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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