

2 BARNETBY LANE

BRIGG, DN20 0RB

£475,000
FREEHOLD

This much-loved home has been lived in and cherished for many years, and now it's ready for a new family to put their own stamp on it. Set in a generous plot with wide gardens to the rear, it's the perfect opportunity if you're looking for space, flexibility, and a place to truly make your own.



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DESCRIPTION

From the moment you arrive, the horse-shoe driveway and garage set the scene for a home full of potential. Step inside through the porch into a welcoming hallway, which leads you through the ground floor living spaces.

The formal dining room is a real highlight – large enough to seat the whole family (and more!) around the table, perfect for gatherings and celebrations. The kitchen/breakfast room has so much scope to be transformed into the heart of the home, while the cosy snug and bright, dual-aspect family room give you all the space you could need for relaxing and entertaining. A utility room and ground floor WC complete the downstairs layout.

Head upstairs and you'll find a principal bedroom with built-in wardrobes and a spacious ensuite, along with four further good-sized bedrooms, all served by the family bathroom.

Step outside, and this is where the home really shines. The rear garden is a wonderful blank canvas – expansive lawns and a patio area just waiting for new ideas, whether that's play space for the kids, summer entertaining, or a dream garden design.

Elsham itself is a fantastic village for family life. With Elsham Hall on your doorstep for summer days out, and excellent motorway links close by, you get the best of peaceful village living with great connections.

If you're looking for a house full of potential to grow with your family, this could be the one.

ENTRANCE PORCH

ENTRANCE HALLYWAY

FORMAL DINING ROOM

LOUNGE

SNUG

KITCHEN

KITCHEN EXTENSION

UTILITY

FIRST FLOOR LANDING

MASTER BEDROOM

MASTER EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

FAMILY BATHROOM

GARAGE

EXTERNALLY

The front of the property has privet hedging with a drive in drive out pebbled driveway which leads to the garage. The rear garden is fully enclosed, laid to lawn with a paved patio area and a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

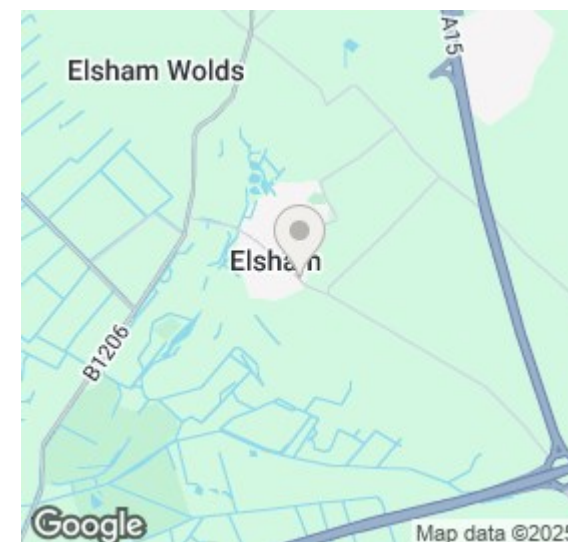
Floor Area – 2443.00 sq ft

Tenure – Freehold





Total area: approx. 251.9 sq. metres (2711.4 sq. feet)



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		
	59	78

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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