



39 KINGS ROAD BARNETBY, DN38 6HF

£190,000
FREEHOLD

Welcome to Kings Road, Barnetby – a three-bedroom semi-detached home offering generous living space, modern interiors and open field views to the rear.



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39 KINGS ROAD



DESCRIPTION

Step inside via the welcoming entrance hallway into the dual-aspect lounge diner, a light-filled space with feature fireplace and French doors that open directly onto the garden – perfect for both everyday living and entertaining. The stylish fitted kitchen is presented with cashmere wall and base units, complimentary worktops, under-cabinet lighting and an integrated oven with extractor fan. A separate utility room provides space for appliances and rear garden access, while a convenient WC and boiler room complete the ground floor.

Upstairs, three well-proportioned bedrooms provide comfortable family living, served by a modern three-piece bathroom with bath with shower over, WC and vanity sink.

The outdoor space is a real highlight of this home. To the front, a driveway provides parking for several vehicles alongside a neatly kept lawn with planted borders and hedging. To the rear, the generous enclosed garden offers a private haven, complete with a newly landscaped patio ideal for al fresco dining, raised planters, a timber garden shed and uninterrupted open field views.

Set on the northern edge of the Lincolnshire Wolds, this home enjoys a prime location with excellent road links. Perfectly positioned between Scunthorpe and Grimsby, with easy access to the M180 and only eight miles south of the Humber Bridge, it offers the best of village life with superb connectivity.

ENTRANCE HALLWAY

Accessed via uPVC door with stairs to the first floor and doors leading to living room and kitchen

LOUNGE

Dual aspect open plan lounge and dining area with feature stove fire and door leading to kitchen

DINING AREA

With French doors leading to rear garden and window to the side

KITCHEN

With stylish cashmere shaker style wall and base units with under cabinet lighting and built in oven, hob and extractor fan. Space for fridge freezer and dining table and window to the rear. Door leading to utility room.

UTILITY ROOM

With matching wall and base units and worktop, space for washing machine and tumble dryer, door leading to WC, boiler room and rear exit door

W.C.

WC, window to the front

BOILER ROOM

Wall mounted boiler, window to the side and storage space

BEDROOM 1

Window to the front

BEDROOM 2

Window to the front, built in storage cupboard

BEDROOM 3

Window to the rear and built in storage

BATHROOM

Window to the rear, stylish modern bathroom with panelled walls, bath with dual shower over and shower screen, vanity sink unit with drawer storage, WC

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ADDITIONAL INFORMATION

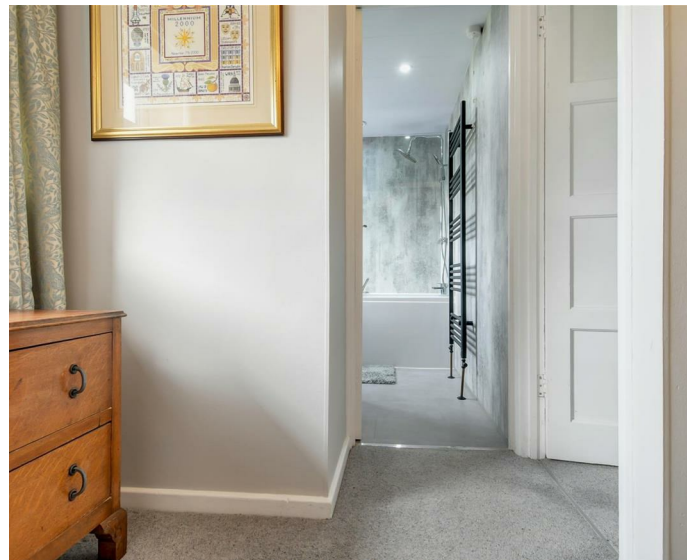
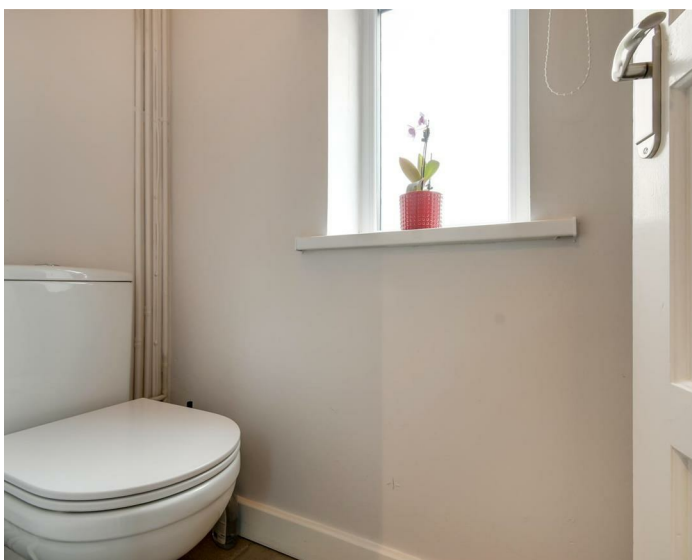
Local Authority –

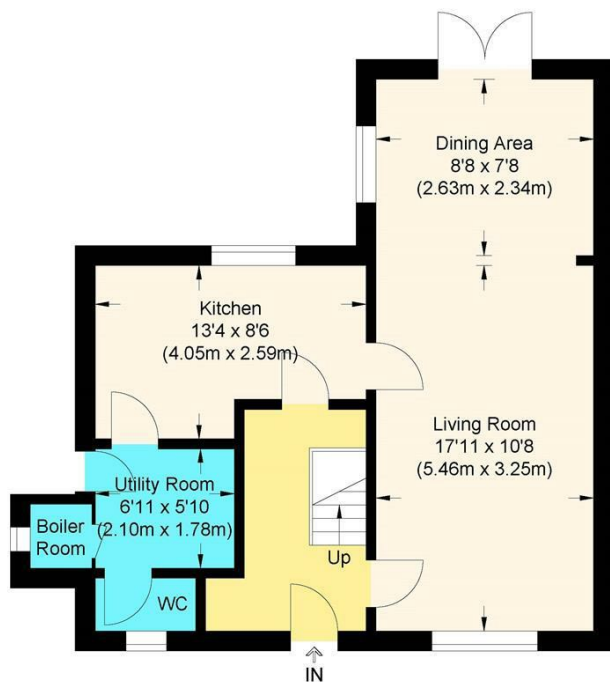
Council Tax – Band A

Viewings – By Appointment Only

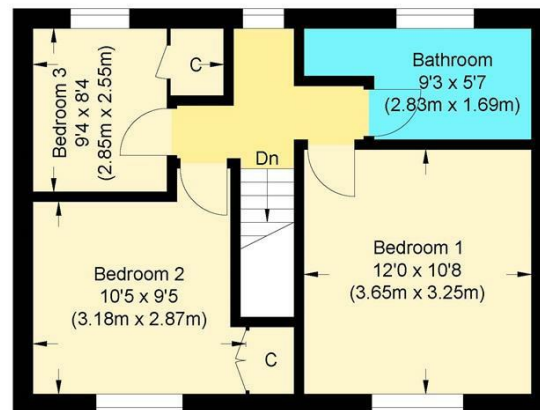
Floor Area – 915.00 sq ft

Tenure – Freehold





Ground Floor




First Floor

Kings Road

Approximate Gross Internal Floor Area : 91.70 sq m / 987.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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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