



63 KINGS ROAD

BRIGG, DN38 6HF

£160,000
FREEHOLD

A charming and well-presented two bedroom semi-detached home set in the heart of Barnetby village, offering spacious living, a cosy lounge with wood burning stove, modern kitchen diner, generous parking and a superb non-overlooked rear garden backing onto open countryside - an ideal choice for first-time buyers, downsizers or those seeking a peaceful village lifestyle.



WWW.BILTONS.CO.UK
01724 642002

63 KINGS ROAD

DESCRIPTION

Charming Two Bedroom Semi-Detached Home Backing Onto Open Fields

Nestled in the heart of the popular village of Barnetby, this two bedroom semi-detached home offers spacious accommodation, a non-overlooked rear garden and generous parking. Perfect for first-time buyers, downsizers or those seeking a peaceful village setting with lovely open views.

Step Inside

A welcoming entrance hallway greets you, offering stairs to the first floor, a handy Understairs Storage Cupboard and doors leading to the Lounge and Kitchen Diner.

The spacious Lounge is a bright and comfortable room, enjoying a large rear-facing window and a cosy Wood Burning Stove with a charming Beamed Mantel – the perfect spot to relax and unwind.

The modern Kitchen Diner features stylish Wall and Base Units with complimentary Worktops, space for a Range Cooker, Fitted Extractor Fan and further appliance space. With ample room for a Dining Table and a Side Access Door, this is a fantastic social space for everyday living and entertaining.

Upstairs

There are Two Large Double Bedrooms, both enjoying beautiful far-reaching Views across the Open Fields to the rear. Bedroom One benefits from Fitted Sliding Door Wardrobes.

The Family Bathroom comprises a Bath with Shower Over, Wash Hand Basin, WC and Heated Towel Radiator.

Outside

To the front, the property offers Ample Off Road Parking on a Paved and Gravel Driveway, low-maintenance Gravel Garden with Hedging, and Side Gate access to the Detached Single Garage.

The superb Rear Garden enjoys a Private, Non-Overlooked Position backing onto open countryside. It is mainly Laid To Lawn with Planted Borders, Fruit Tree, Composite Decked Seating Area and Greenhouse – an idyllic space for relaxing, gardening or entertaining.

Location

Situated in the sought-after village of Barnetby, this delightful home benefits from excellent Local Amenities, strong Transport Links including Barnetby Railway Station, and a friendly village community. A fantastic opportunity for a range of buyers looking for comfort, space and countryside views.

ENTRANCE HALL

Welcoming entrance hallway offering stairs to first floor, handy downstairs storage cupboard and doors leading to the lounge and kitchen diner.

LOUNGE

Spacious and bright lounge with large rear-facing window, cosy wood burning stove with beamed mantel and ample space for seating furniture. A lovely relaxing room with views over the garden.

KITCHEN DINER

Modern kitchen diner fitted with stylish wall and base units and complimentary worktops, space for range cooker, fitted extractor fan and further appliance space. Plenty of room for a dining table, ideal for family mealtimes and entertaining. Side access door to the exterior.



BEDROOM ONE

Large double bedroom with fitted sliding door wardrobes and beautiful elevated views over the open fields to the rear.

BEDROOM TWO

Generous double bedroom, well presented with lovely views across the rear garden and countryside beyond.

FAMILY BATHROOM

Family bathroom comprising bath with shower over, wash hand basin, WC and heated towel radiator.

63 KINGS ROAD





63 KINGS ROAD

ADDITIONAL INFORMATION

Local Authority –

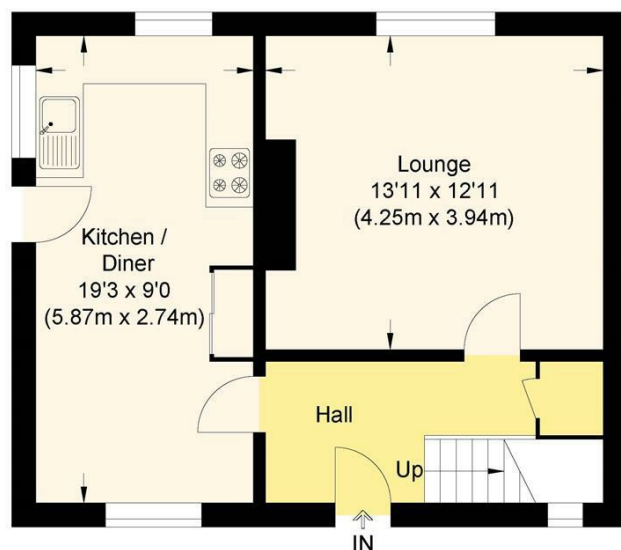
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 883.00 sq ft

Tenure – Freehold





Ground Floor



First Floor

Kings Road

Approximate Gross Internal Floor Area : 83.20 sq m / 895.55 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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>

BILTONS
THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002