



paul fox
the family estate agents

Price Guide

£360,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: E

2 Kings Road

Barnetby, Lincolnshire, DN38 6HJ

3 Bedroom Detached House



- ✓ A FINE AND UNIQUE TURN OF THE CENTURY DETACHED HOME
- ✓ SPACIOUS & VERSATILE ACCOMMODATION
- ✓ 3/4 RECEPTION ROOMS & SUN ROOM
- ✓ 3/4 BEDROOMS
- ✓ BEAUTIFUL LANDSCAPED GARDENS
- ✓ MAJOR OUTBUILDING SUITABLE FOR HOMEWORKING

10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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A charming and unique turn of the century detached family home. Positioned within the centre of Barnetby village and enjoying extended accommodation along with beautiful mature private gardens benefiting from a detached double garage plus a car port and a large fully insulated timber outbuilding with electricity and lighting, suitable for homeworking.

ENTRANCE HALLWAY

Enjoying a front composite entrance door in red, single flight staircase leading to the first floor accommodation and doors leading off to;

FINE MAIN LIVING ROOM

Measures Approx. 4.22m x 3.65m (). Enjoying a feature fireplace with a cast iron multi fuel burner set within a bricked fireplace with a tiled hearth and decorative wood mantle, decorative wall to ceiling coving, dado railing, TV input, two single wall lights and an internal glazed hardwood door leads through to;

BREAKFAST ROOM

Measures Approx. 3.30m x 2.54m (). Enjoying wall to ceiling coving, dado railing, built in storage cupboard housing the gas boiler and internal glazed doors and opening leading through to;

GARDEN ROOM

Measures Approx. 3.9m x 3.54m (). Enjoying a multi aspect with side uPVC double glazed heat reflective windows and a rear uPVC double glazed entrance door leading out to the rear garden with adjoining uPVC windows and TV input.

SHOWER ROOM

Enjoying a side uPVC double glazed window with frosted glazing and a three piece suite in white comprising a shower cubicle with overhead chrome mains shower and enjoying a glazed shower entrance door, fully tiled walls, pedestal wash hand basin and a low flush WC with a chrome wall mounted towel heater.

FORMAL DINING ROOM

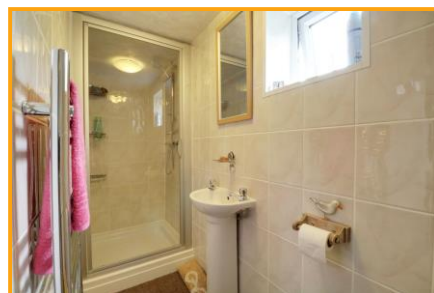
Measures Approx. 4.69m x 4.22m (). Leading off from the entrance hallway, enjoying a dual aspect with front uPVC double glazed window and a side uPVC double glazed window, decorative wall to ceiling coving and dado railing. Leading off to;

ATTRACTIVE FITTED KITCHEN

Measures Approx. 3.54m x 3.12m (). Enjoying a rear uPVC double glazed window and the kitchen enjoys a range of shaker style cream low level units, drawer units and wall units with rounded pull handles and a patterned working top surface incorporating a composite one and a half bowl quartz sink unit with block mixer tap and drainer to the side, space for an undercounter fridge, plumbing for a dishwasher, attractive vinyl flooring, space for an electric oven with gas hob and a internal hardwood glazed door leading through to;

CELLAR

Measures Approx. 3.83m x 3.59m (). Enjoying full power and lighting and a front uPVC double glazed window with frosted glazing, fully converted for use as a playroom or can be used for storage.



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UTILITY ROOM

Measures Approx. 3.14m x 2.27m (). Enjoying a rear uPVC double glazed entrance door leading out to the rear patio and an adjoining rear uPVC double glazed window, enjoying matching low level units and wall units to the kitchen furniture with plumbing for an automatic washing machine and space for a tumble dryer and attractive vinyl flooring.

STUDY/FOURTH BEDROOM

Measures Approx. 3.39m x 3.11m (). Enjoying a rear uPVC double glazed window and a rear uPVC double glazed entrance door leading out to the rear garden and an internal door leading through to;

FIRST FLOOR LANDING

Enjoying internal doors leading off to;

FRONT DOUBLE BEDROOM 1

Measures Approx. 4.3m x 3.7m (). Enjoying a dual aspect with a front uPVC double glazed window and a side uPVC double glazed window, wall to ceiling coving and dado railing and loft hatch leading to insulated loft space.

DOUBLE BEDROOM 2

Measures Approx. 4.52m x 4.21m (). Enjoying two twin front uPVC double glazed windows, attractive built in wardrobes with storage above, wall to ceiling coving and dado railing.

BEDROOM 3

Measures Approx. 3.06m x 2.43m (). Enjoying a dual aspect with side uPVC double glazed window and a rear uPVC double glazed window, wall to ceiling coving.

ATTRACTIVE FITTED BATHROOM

Measures Approx. 2.51m x 3.48m (). Enjoying a side uPVC double glazed window and a three piece suite in white comprising a L-shaped panelled bath with overhead chrome mains shower and attractive tiled splash backs with glazed shower screen, low flush WC and a pedestal wash hand basin with tiled splash backs, chrome wall mounted towel heater, wall to ceiling coving and a built in storage cupboard housing the cylinder water tank.

GROUNDS

The property is set within a large plot benefitting from beautifully maintained and fully enclosed front, side and rear gardens.

The front garden benefits from a brick outbuilding providing electricity with the rear benefiting from a double garage with storage above plus a large enclosed car port leading to a potting shed and ample off-road parking.

OUTBUILDINGS

The property benefits from a double garage plus a fully insulated multi-use timber outbuilding with electricity, lighting and four windows to side and front elevation. Measuring approx. 8.92m (29'3") x 4.41m (14'6")



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors.

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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