



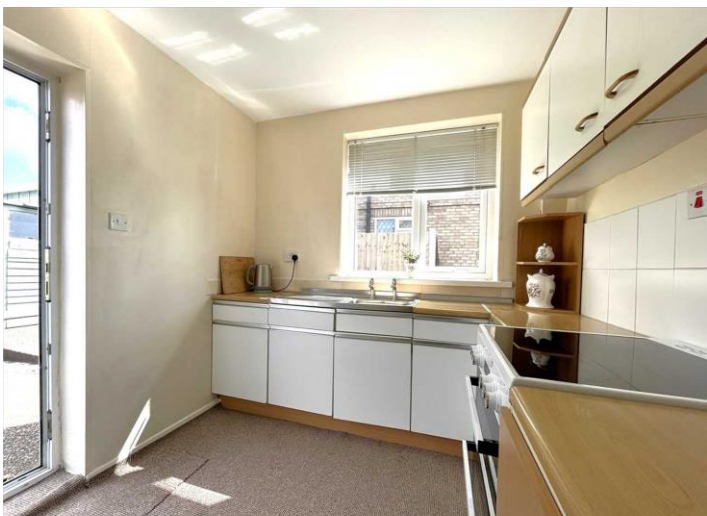
29 Hillside Crescent, BARNETBY, DN38 6HQ

New £162,000



- Quiet Cul De Sac Location
- Three Bedrooms
- Off Road Parking
- Low Maintenance Rear Garden
- Two Reception Rooms
- Well Presented
- Countryside Views
- uPVC Double Glazing

Bell Watson are delighted to market this semi detached family home in a desirable location of Barnetby enjoying beautiful countryside views to the rear. This property briefly comprises, extended entrance porch, hallway, front facing lounge, dining room, kitchen and bathroom to the ground floor with the first floor providing three bedrooms. There is ample off road parking leading to a detached garage, lawned gardens to the front and a split level low maintenance rear garden. Gas central heating a modern uPVC double glazing throughout.



## **LOCATION**

This well located village has the benefit of a Post Office, doctors surgery, and selection of shops and pubs together with a well regarded primary school. Excellent transport links include a railway station with links to the East Coast Mainline, the M180/A15/A180 interchange is close by and Humberside Airport is approximately 4 miles away with daily international links

### **PORCH & HALLWAY 1.96m (6' 5") x 1.78m (5' 10")**

Enter the property via the uPVC double glazed front door with glazed side panel into an extended porch having a light fitting to the ceiling and carpeted flooring. An additional uPVC double glazed door with glazed side panel takes you into a hallway having an obscure uPVC double glazed window to the side aspect, a light fitting to the ceiling, a central heating radiator and carpeted flooring. There is a small understairs storage cupboard.

### **LOUNGE 4.77m (15' 8") x 3.22m (10' 7")**

A front facing lounge with four sectional double glazed bow window, gas fire, coving and light fitting to the ceiling, wall lighting, central heating radiator and carpeted flooring. Double doors open to the dining room.

### **DINING ROOM 2.42m (7' 11") x 2.37m (7' 9")**

To the rear of the property having a uPVC double glazed window, coving and light fitting to the ceiling, a central heating radiator and carpeted flooring.

### **KITCHEN 2.68m (8' 10") x 2.42m (7' 11")**

Providing a range of wall and base units fitted with a stainless steel sink, wood effect worktops and tiled splash backs. There is an under counter recess and plumbing for a washing machine, space for a free standing cooker and fridge freezer. There is a uPVC double glazed window to the side aspect an external uPVC door opening to the rear garden, a light fitting to the ceiling and carpeted flooring.

### **BATHROOM 2.26m (7' 5") x 1.80m (5' 11")**

Consisting of a three piece suite to include a bathroom with tiled surround and electric shower over, a pedestal wash basin and low flush WC. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the side aspect, a central heating radiator and tiled flooring.

## **LANDING**

Climb the carpeted stairs to the first floor landing having a uPVC obscure double glazed window to the side elevation, a light fitting and loft access to the ceiling.

### **BEDROOM ONE 3.66m (12' 0") x 2.87m (9' 5")**

Fitted with built in wardrobes, having a uPVC double glazed window to the front elevation, coving and light fitting the ceiling, a central heating radiator and carpeted flooring.

### **BEDROOM TWO 3.76m (12' 4") x 2.78m (9' 1")**

Providing a range of built in furniture having a uPVC double glazed window to the rear elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

### **BEDROOM THREE 2.54m (8' 4") x 2.26m (7' 5")**

With a uPVC double glazed window to the rear elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **OUTSIDE**

The front garden is mainly laid to lawn with flowered borders and a driveway leading to a detached garage. The low maintenance, split level rear garden enjoys mature and well established flower beds and undisturbed countryside views. There is a hard standing patio area, a green house and timber garden cabin.

## **FIXTURES AND FITTINGS**

Light fittings, floor coverings, the garden cabin and greenhouse are all to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property. There is an electric immersion heater and a Baxi gas back boiler.

## **COUNCIL TAX**

The Council Tax band for this property is Band B as confirmed by North Lincolnshire Council



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