



Old Post Office Lane, Barnetby



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REDUCED TO £280,000



Key Features

- NO UPWARD CHAIN
- FLEXIBLE ACCOMMODATION
- 18'8 LOUNGE
- OAK STYLE KITCHEN
- GROUND FLOOR BEDROOM
- 2 FURTHER DOUBLE BEDROOMS
- EPC RATING D
- COUNCIL TAX BAND D





NO UPWARD CHAIN

Suffused with light and warmth this exceptional, individually designed detached home offers flexible accommodation suited to either single or dual family occupation. The generously proportioned accommodation includes a 18'8" Lounge leading to landscaped gardens and an oak style Kitchen together with a ground floor Bedroom and Shower room. The first floor includes 2 full width Bedrooms, one of which could be divided to form a 4th bedroom if required, together with a stylish Shower room and Study Landing.

STYLED FOR LIFE

VIRTUAL TOUR
[CLICK HERE](#)

RECEPTION HALL

A covered and lit Entrance with Pvcu door and side screens opens to the welcoming Hall with stair to the first floor, radiator, coving and an Inner Hall leads to both the Garage and Cloakroom.

CLOAKROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin and radiator.

DINING KITCHEN 4.32m x 3.75m (14'2" x 12'4")

The undoubted social heart of the home extensively appointed with a range of light oak style units with electric cooker and linked to the Lounge and enclosed gardens beyond via twin multi-pane doors.

LOUNGE 5.69m x 4.52m (18'8" x 14'10")

This beautifully lit dual aspect room is suited for use as either a formal Reception room of simple elegance or as a more relaxed family space opening through to the landscaped gardens.



BEDROOM 1 4.04m x 3.99m (13'4" x 13'1")

A generous rear facing double room with built in wardrobes.

BATHROOM 2.79m x 2.74m (9'2" x 9'0")

A half tiled room stylishly appointed with a suite in white to include both a panelled bath and separate Shower enclosure together with a pedestal wash hand basin, close coupled wc and fitted Linen cupboard with plumbing for an automatic washing machine.

LANDING

A centrally situated space which not only provides access to the first floor rooms but also creates a well lit Study Area with fitted work station.

BEDROOM 2 5.79m x 4.03m (19'0" x 13'2")

A triple aspect, bright room with double glazed French doors opening to a Juliet balcony.

BEDROOM 3 5.84m x 3.17m (19'2" x 10'5")

A versatile full width room suited not only to being an excellent teenage retreat but also to the possibility of being divided into 2 separate rooms if required.

SHOWER ROOM 2.36m x 1.95m (7'8" x 6'5")

Appointed with a white suite to include a tiled and glazed shower enclosure, close coupled wc, pedestal wash hand basin and fitted dressing table.

OUTSIDE

Those inevitable guests and family are well catered for by an extensive gravel topped reception drive beyond which there is a substantial internal GARAGE with electric up and over door, light and Utility area with single sink unit. The rear gardens have been landscaped to include broad walkways and a circular lawn fringed with mature shrubs and herbaceous plants. A vine clad timber framed side pergola creates a cool retreat.





TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

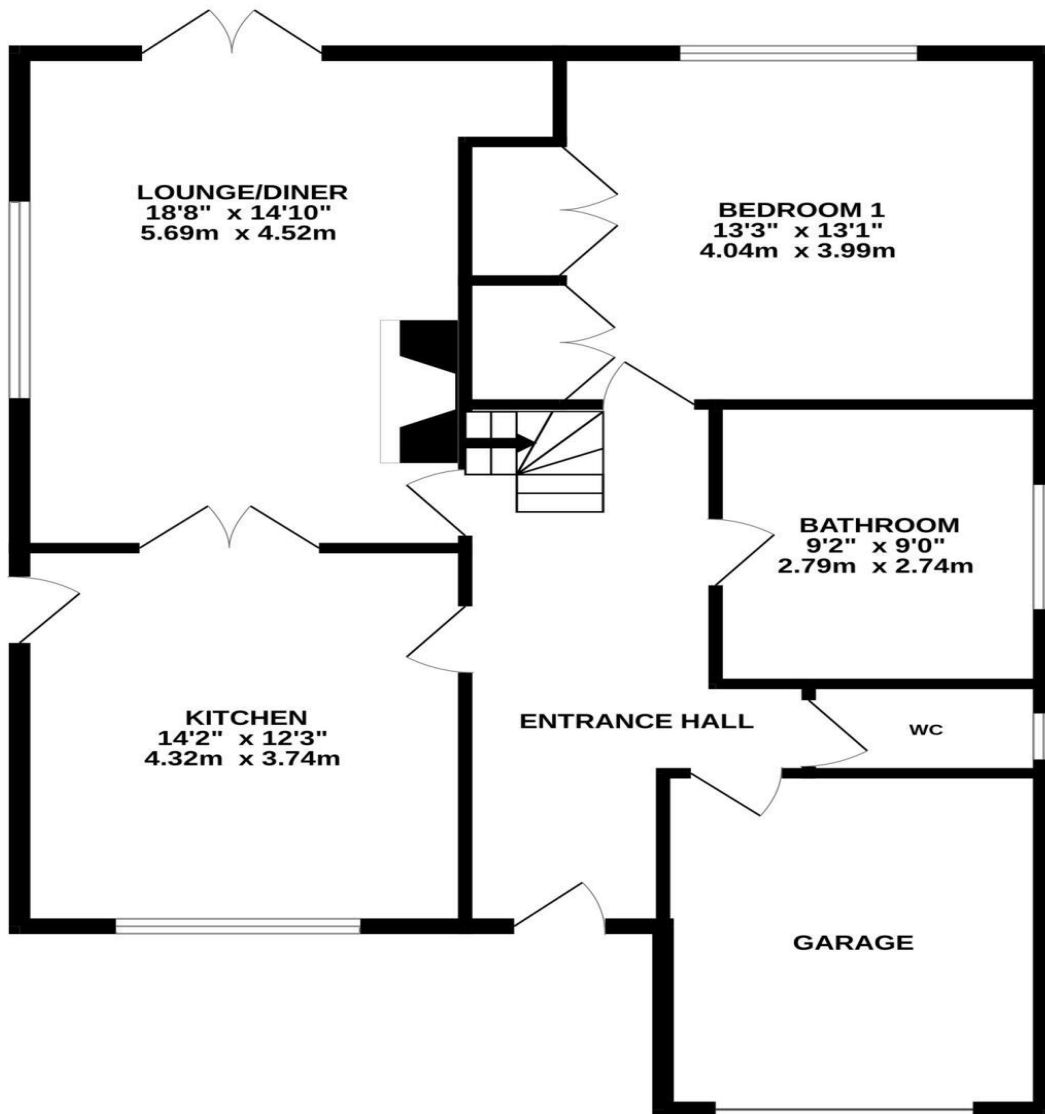
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



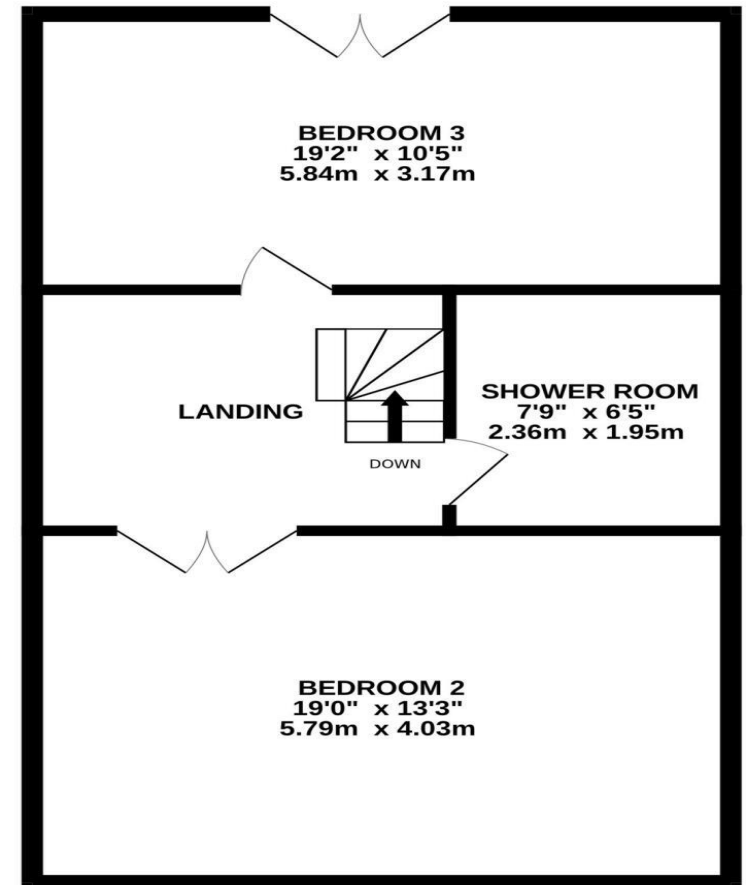




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.




1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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