



Albert Close , Barnetby



£177,000



Key Features

- TURNKEY HOME
- POPULAR VILLAGE
- GENEROUS LOUNGE
- EXCELLENT KITCHEN
- CONTEMPORARY SHOWER ROOM
- ENCLOSED GARDENS
- EPC RATING B
- FREEHOLD
- COUNCIL TAX BAND A





Situated in the ever popular village of Barnetby-Le-Wold this contemporary semi detached home is a stunning first home of modern efficiency and crisp, clear light. Designed for modern living the home includes a generous forward facing lounge, well appointed kitchen linking to the enclosed rear gardens and a stylish shower room serving the 2 double bedrooms. Friends and family are well catered for by the reception drive.

TURNKEY HOME

ENTRANCE

A side composite door leads to the reception lobby.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, rectangular vanity basin, radiator and extractor fan.

LOUNGE

A generous forward facing family room with shuttered window to the front, spot lights, radiator, TV aerial point and spindle balustraded stair to the first floor with storage area under.

KITCHEN DINER 3.7m x 2.64m (12'1" x 8'8")

Strikingly appointed with a range of contemporary grey fronted high and low units with matching work surfaces and including a stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, 2 further base units together with space for an under the counter refrigerator, an additional 6 units at eye level together with a further unit housing the gas fired combination boiler, inset 4 burner gas hob with oven under, stainless steel splash back and chimney style extractor over, radiator, spot lighting and double glazed patio doors to the enclosed rear garden.

LANDING

turned spindle gallery rail, fitted linen cupboard and access to the roof space.



BEDROOM 1 3.71m x 2.64m (12'2" x 8'8")

A rear facing double room with Pvcu double glazed window, radiator and TV aerial point.

BEDROOM 2 3.73m x 2.53m (12'2" x 8'4")

A further double room with Pvcu double glazed window to the front aspect, radiator and bulk head cupboard. (Maximum measurements.)

SHOWER ROOM 2.53m x 1.7m (8'4" x 5'7")

Modern design defined - a stylish room appointed with a modern suite in white to include a full width tiled and glazed shower enclosure with mains fed shower with both rain water head and hand held attachment, pedestal wash hand basin, close coupled wc, double glazed window, extractor fan and radiator. (maximum measurements.)

OUTSIDE

The property is fronted by a neat open plan lawn and a side, block paved rception drive allows for comfortable 2 car parking. A fence and gate opens to the enclosed rear garden which is again primarily laid to lawn and is best viewed from the full width block paved terrace. a timber garden shed completes the home.

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 A. 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

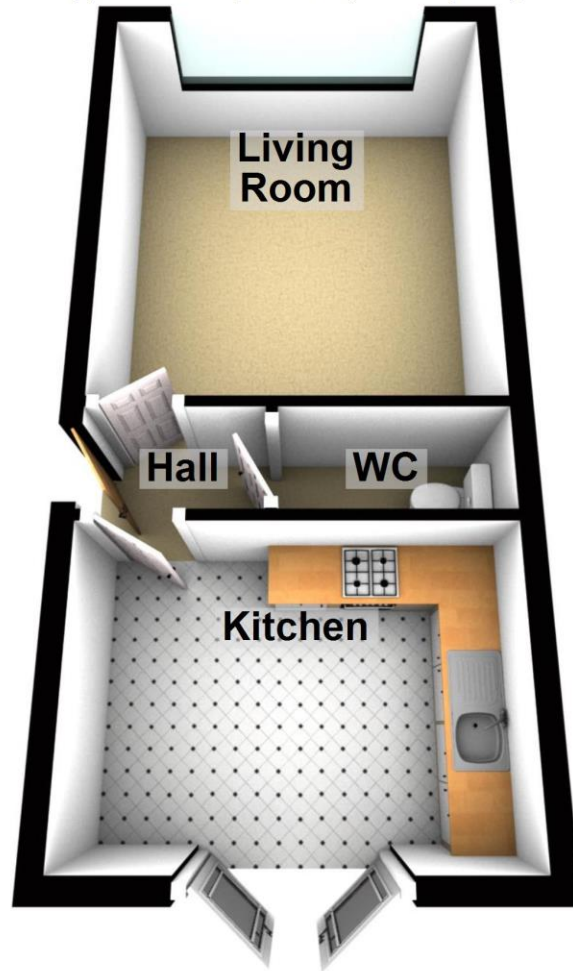
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.





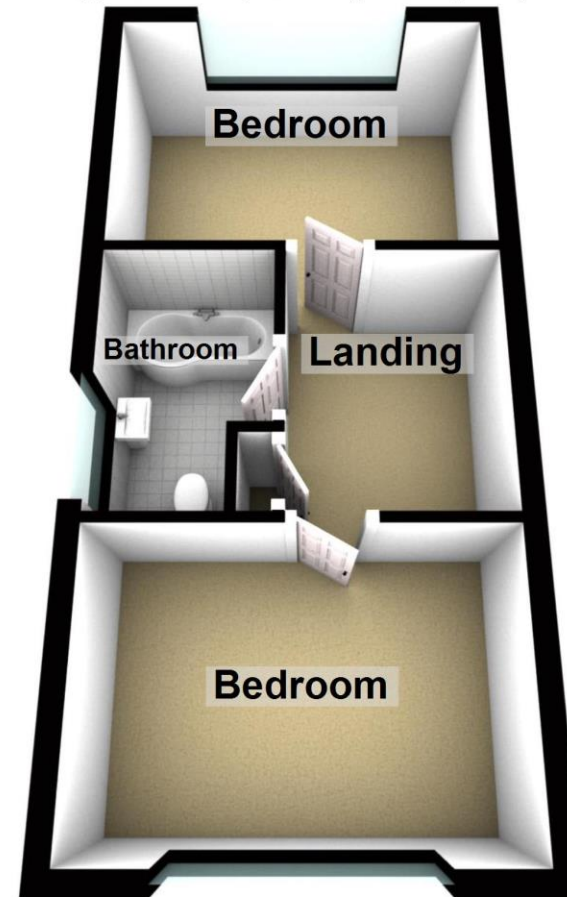
Ground Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)

