

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kings Road

Barnetby, DN38 6HF

Offers In The Region Of £200,000



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Council Tax: A



# 61 Kings Road

Barnetby, DN38 6HF

Offers In The Region Of £200,000



## Hallway

This welcoming hallway provides a practical entrance to the home with stairs leading to the first floor. It offers a smooth transition between rooms and welcomes you into the living spaces.

## Living Room

14'5" x 12'11" (4.39m x 3.94m)

Spacious and inviting, the living room benefits from double doors that open to the outside, allowing natural light to flood the space. The room is well-proportioned, making it a perfect place to relax or entertain family and guests.

## Kitchen/Diner

24'0" x 9'6" (7.31m x 2.89m)

The kitchen/diner combines ample preparation space and dining area along one side of the ground floor. Ideal for entertaining, it is well laid out with large windows to bring in plenty of daylight and includes an adjoining downstairs WC for convenience.

## Bedroom 1

13'3" x 13'0" (4.04m x 3.95m)

A comfortably sized main bedroom featuring a broad window that allows natural light to fill the room, creating a bright and restful atmosphere.

## Bedroom 2

13'0" x 10'7" (3.95m x 3.23m)

This second bedroom provides a peaceful and bright space, with plenty of room for furnishings and a generous window looking outwards.

## Bedroom 3

9'2" x 8'6" (2.81m x 2.60m)

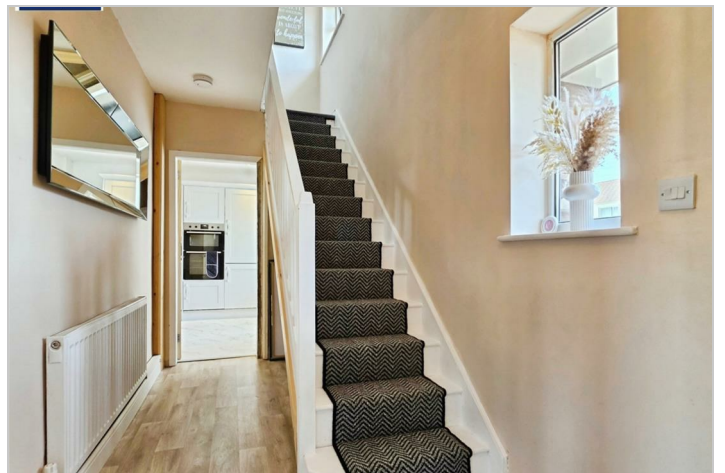
A cosy third bedroom that could also serve as a

study, nursery or guest room. It features a convenient built-in cupboard for storage.

## Bathroom

8'0" x 5'7" (2.43m x 1.70m)

The bathroom is fully equipped with a jet whirlpool bath, washbasin, and WC, arranged efficiently within a compact space. A window provides natural light and ventilation.



## Road Map



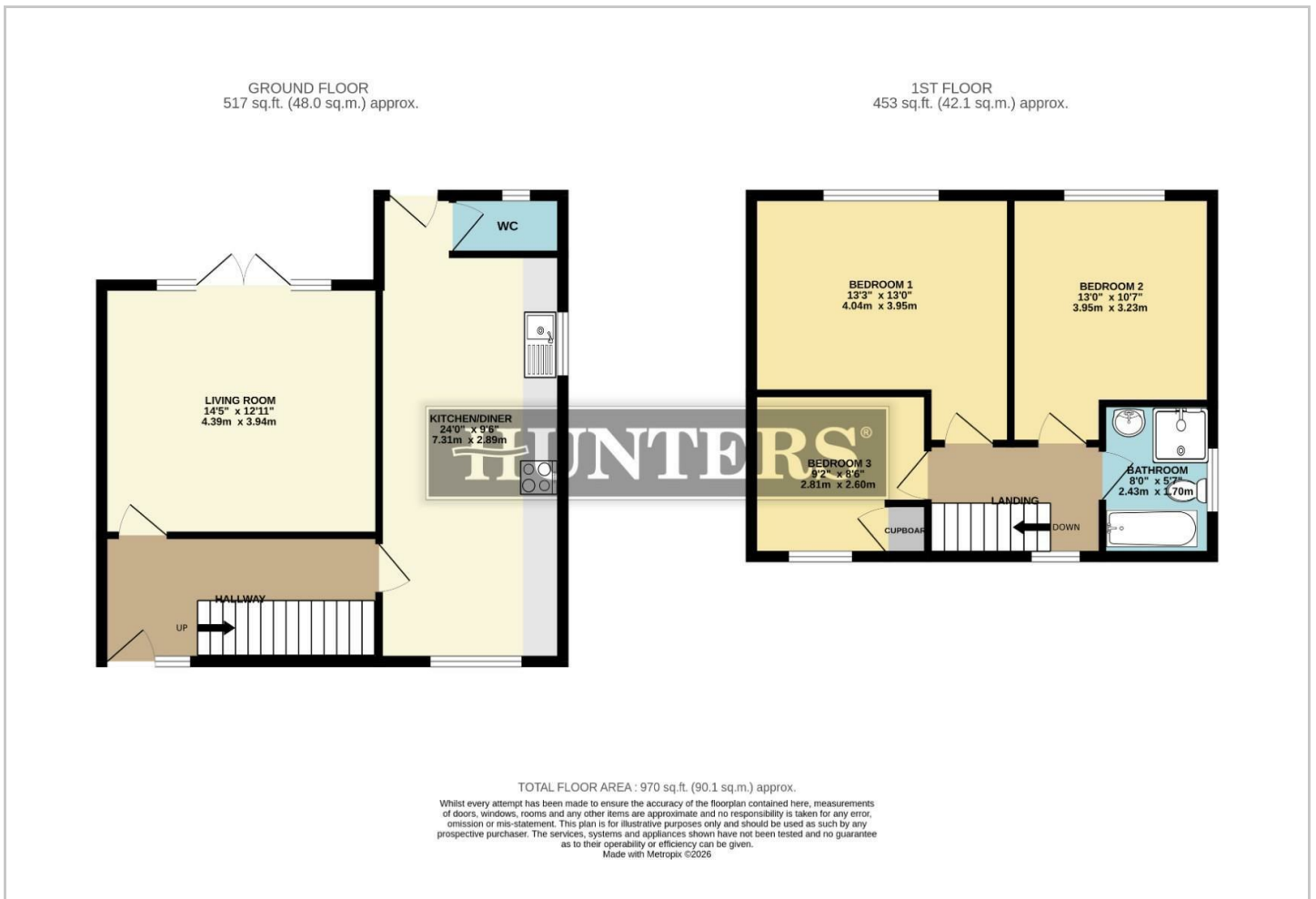
## Hybrid Map



## Terrain Map



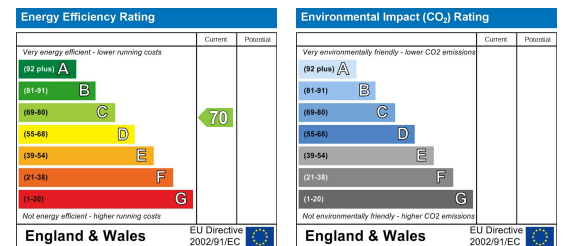
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.