



15 ALBERT CLOSE

BARNETBY, DN38 6BJ

£170,000
FREEHOLD

A beautifully presented Keigar built semi detached home in the popular village of Barnetby, offering two double bedrooms, a stylish kitchen diner, enclosed garden and driveway parking - the perfect turnkey property



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DESCRIPTION

Welcome to Albert Close, a superb Keigar built home situated in the ever-popular village of Barnetby-Le-Wold. Beautifully presented throughout, this contemporary semi-detached house is perfect for first-time buyers or those seeking a modern, low-maintenance home.

Step inside via the side entrance lobby which includes a handy cloakroom with WC and vanity basin. The spacious forward-facing lounge is a generous reception room with feature shuttered window and open staircase.

The heart of the home is the stylish kitchen diner, fitted with a range of modern grey units, stainless steel sink, integrated oven and hob with extractor, and space for appliances. French doors open directly onto the rear garden, making it ideal for entertaining.

Upstairs offers two well-proportioned double bedrooms, one to the rear and one to the front, together with a beautifully designed shower room featuring a walk-in glazed enclosure with rainfall shower, pedestal wash hand basin and WC.

Outside, the property is set back behind a neat lawn with a block-paved driveway providing parking for two vehicles. To the rear is a fully enclosed garden, mainly laid to lawn with a full-width paved patio and timber shed.

This Keigar home combines modern style with everyday practicality in a sought-after village location – ready to move straight into.

ENTRANCE LOBBY

Step inside via the side entrance lobby which includes a handy cloakroom with WC and vanity basin.

LOUNGE

The spacious forward-facing lounge is a generous reception room with feature shuttered window and open staircase.

KITCHEN

The stylish kitchen diner, fitted with a range of modern grey units, stainless steel sink, integrated oven and hob with extractor, and space for appliances. French doors open directly onto the rear garden, making it ideal for entertaining.

W.C.

A handy downstairs cloakroom with W.C and vanity sink unit.

BEDROOM ONE

With rear facing window

BEDROOM TWO

With front facing window

SHOWER ROOM

A beautifully designed shower room featuring a walk-in glazed enclosure with rainfall shower, pedestal wash hand basin and WC.

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ADDITIONAL INFORMATION

Local Authority –

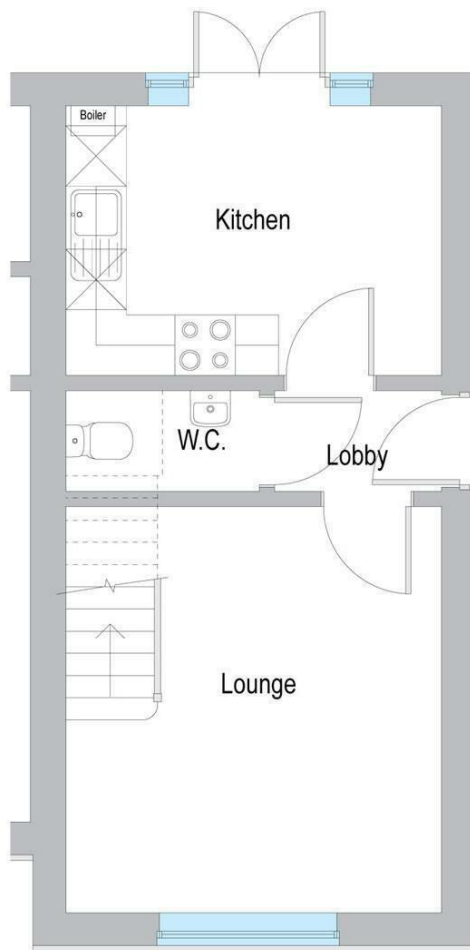
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 657.00 sq ft

Tenure – Freehold





ROOM DIMENSIONS

Lounge	4.02m x 3.72m	(13'3" x 12'3")
Kitchen	3.72m x 2.67m	(12'3" x 8'9")
Bedroom 1	3.72m x 2.67m	(12'3" x 8'9")
Bedroom 2	3.72m x 2.72m	(12'3" x 8'11")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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