



16 Hillside Crescent, Barnetby, Lincolnshire,
DN38 6HQ

£145,000



- Semi-Detached Property
- NO CHAIN
- Two Bedrooms
- Potential for Modernisation Throughout
- Open Plan Lounge/Dining Room
- Ground Floor Shower Room
- Ample Off-Road Parking
- Detached Garage
- Front and Rear Gardens
- Band B Council Tax

Offered to the market with no onward chain, this two-bedroom semi-detached property presents an exciting opportunity for buyers looking to put their own stamp on a home in the sought-after village of Barnetby.

The accommodation includes a spacious open-plan lounge and dining area, creating a versatile living space ideal for both everyday family life and entertaining. The property also features a kitchen and a convenient ground floor shower room.

Externally, the home benefits from a driveway providing off-road parking, a carport, and a garage, offering excellent storage and parking options.

Requiring modernisation throughout, this property provides tremendous scope for improvement and could be transformed into a fantastic home to suit a variety of purchasers, from first-time buyers and investors to those seeking a rewarding renovation project. Conveniently positioned for local amenities, schools, and transport links,



Barnetby le Wold is a charming rural village ideally situated between the popular market towns of Brigg and Barton-upon-Humber. The village offers a range of everyday amenities, including a highly regarded primary school, local shops, a Post Office, doctor's surgery, Co-op convenience store, and a traditional public house.

The area is exceptionally well connected, with a nearby railway station providing links to the East Coast Main Line. Excellent road connections are available via the nearby M180, A15 and A180 interchange, while Humberside Airport, located approximately four miles away, offers convenient daily international flights.

ACCOMODATION

The accommodation is conveniently arranged over two floors.

LOUNGE 4.83 M X 3.23 M

Front aspect lounge featuring a charming brick-built feature fireplace with a coal-effect fire and attractive wooden mantel. The room benefits from fitted carpeting, a radiator, decorative coving, and a pendant light fitting, creating a warm and inviting atmosphere. An archway provides an open flow through to the adjoining dining room.

DINING ROOM 5.16 M X 2.26 M

The adjoining dining room enjoys a side elevation window providing natural light and features fitted carpet, a radiator, decorative coving, and a ceiling light fitting. Conveniently positioned with direct access to the kitchen, the room offers an ideal space for family dining and entertaining.

KITCHEN 4.52 M X 2.97 M

The partially tiled kitchen is fitted with a range of wooden-fronted wall and base units complemented by brushed steel handles, providing ample storage and workspace. A window overlooking the rear garden allows for plenty of natural light, while a stainless steel sink sits beneath. Additional features include laminate flooring, timber boarding to the ceiling with spot lighting, plumbing for a dishwasher, and space for a freestanding oven. The kitchen also houses the boiler.

SHOWER ROOM

The spacious wet room is designed with accessibility in mind and features a walk-in shower area, complemented by support rails and a shower curtain. The room is partially tiled and fitted with a wall-mounted wash hand basin and a low-level flush WC. A frosted side aspect window provides natural light while maintaining privacy, and the practical non-slip flooring enhances safety and ease of maintenance.

BEDROOM ONE 4.37 M X 3.68 M

A generously proportioned double bedroom enjoying a large rear aspect window that fills the room with natural light and offers pleasant outlooks. The room features fitted carpet, a radiator, coving and a ceiling light fitting, with an attractive archway leading to a dressing area incorporating built-in wardrobes for excellent storage. Owing to its generous size and layout, the room offers potential to be reconfigured into two separate bedrooms, subject to any necessary consents and approvals.

BEDROOM TWO 3.38 M X 2.79 M

Bedroom two is a well-proportioned room benefiting from a large front aspect window that provides an abundance of natural light. The room features decorative coving, a radiator, and a ceiling light fitting, offering a bright and versatile space suitable for a variety of uses.

STEP OUTSIDE

The front garden has been designed with ease of maintenance in mind, featuring an attractive pebbled shingle finish and enclosed by a dwarf brick wall to the frontage. A concrete driveway provides ample off-road parking and extends beneath a carport, leading to a single detached garage.

To the rear, the garden is predominantly laid to lawn and enjoys a range of mature planted borders, creating an attractive outdoor space. Enclosed by timber fencing, the garden also benefits from a paved patio seating area, ideal for outdoor dining and entertaining.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

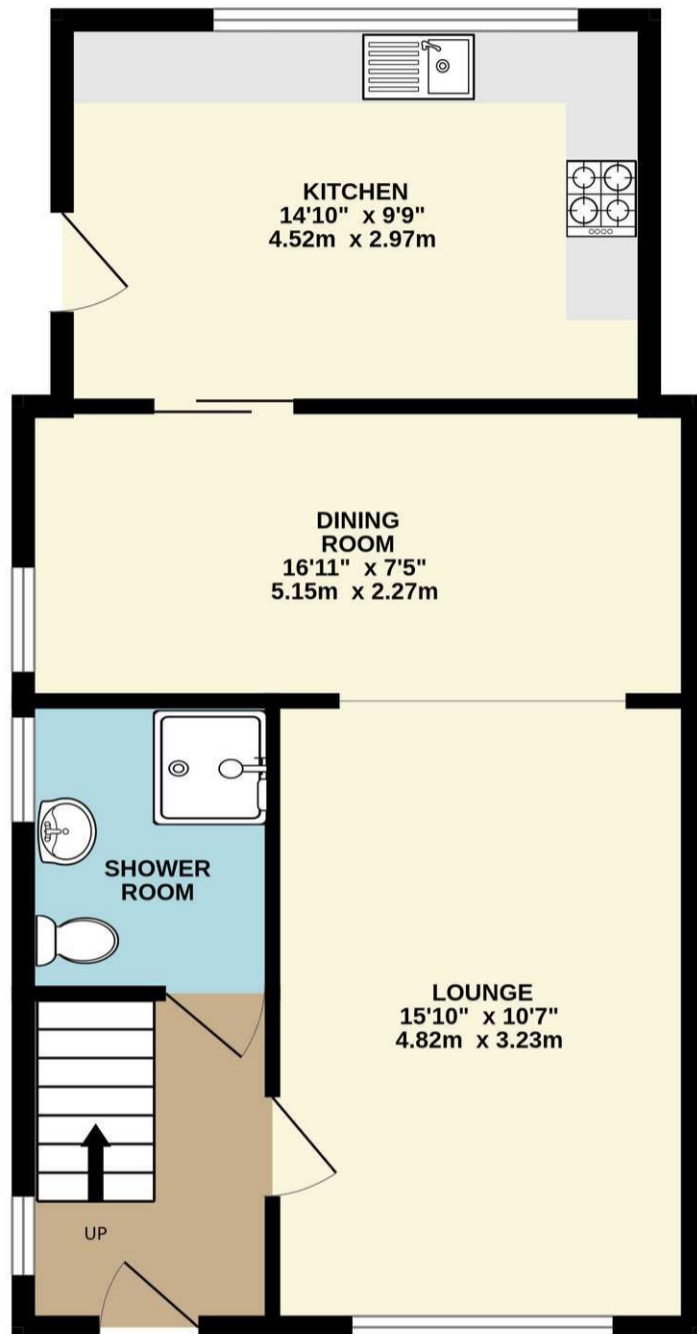
Mains electricity and gas, water and drainage are all understood to be connected to the property.

COUNCIL TAX

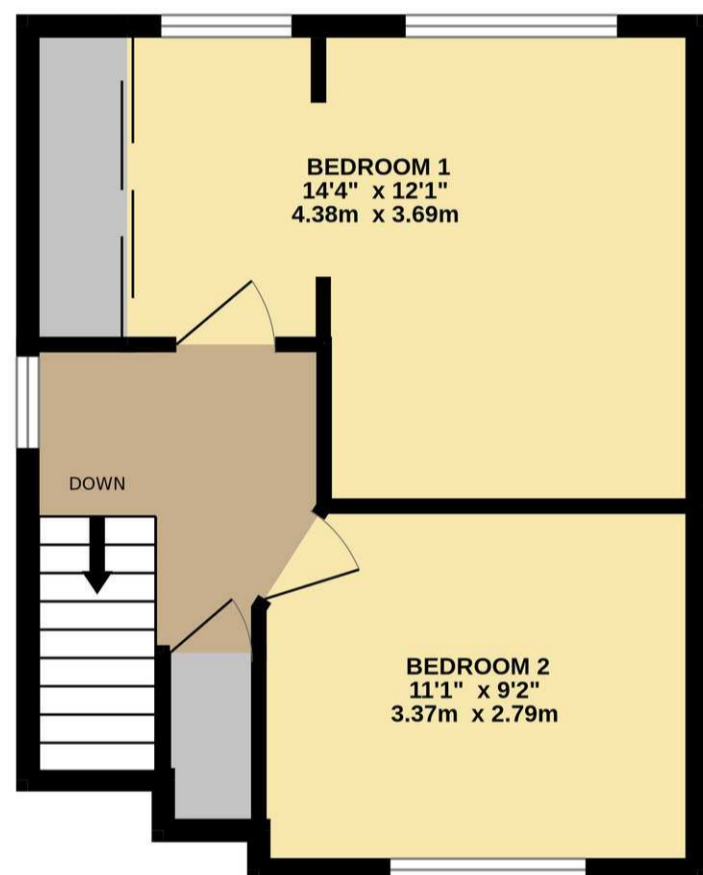
The Council Tax Band for this property is Band B as confirmed by North Lincolnshire Council.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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