16 THE GROVE

BARROW-UPON-HUMBER, DN19 7SS

£190,000

FREEHOLD

Beautifully presented throughout and situated within the highly desirable village of Barrow Upon Humber, this stylish three-bedroom semi-detached home offers spacious and modern accommodation ideal for family living. Boasting a generous open-plan lounge diner, modern fitted kitchen, conservatory extension, contemporary bathroom, private rear garden and driveway parking, this move-in-ready home enjoys a sought-after cul-de-sac position close to local amenities and excellent transport links.

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DESCRIPTION

Beautifully presented throughout and positioned within a desirable cul-de-sac in the highly regarded village of Barrow Upon Humber, this impressive three-bedroom semi-detached home offers spacious and stylish accommodation ideal for modern family living.

Step inside via the welcoming entrance hallway where you are immediately greeted by a bright and contemporary feel throughout the home. The spacious open-plan lounge diner provides an excellent family living and entertaining space with ample room for both lounge seating and dining furniture, whilst large windows and French doors allow plenty of natural light to flow through the property.

Leading from the main living space is the conservatory extension overlooking the rear garden, creating a fantastic additional reception area ideal for use as a sitting room, playroom or entertaining space with direct access outside.

The modern fitted kitchen is stylishly presented with a range of contemporary wall and base units complemented by worktops and tiled splashbacks incorporating integrated oven, hob and extractor alongside space for further appliances.

To the first floor are three well-proportioned bedrooms, including a spacious main bedroom with fitted mirrored wardrobes and feature panelling. The family bathroom is beautifully finished with modern tiling and fitted with a contemporary three-piece suite.

Outside, the property enjoys a neat lawned frontage alongside driveway parking providing off-road parking. The enclosed rear garden offers a good degree of privacy and is mainly laid to lawn with patio seating areas and gated side access, making it ideal for both relaxing and entertaining.

Situated within easy reach of local amenities, schools and transport links including access towards Barton Upon Humber, Hull, Scunthorpe and the M180 motorway network, this superb home comes highly recommended for viewing.

Entrance Hallway

Step inside via the welcoming entrance hallway fitted with attractive flooring and staircase rising to the first floor, creating a bright and inviting first impression.

Open Plan Lounge Diner

A superb open-plan living space beautifully presented throughout with plenty of room for both lounge seating and dining furniture. Large windows and French doors allow plenty of natural light to flow through the room whilst providing access into the conservatory.

Conservatory

A fantastic additional reception space overlooking the rear garden with French doors opening onto the patio area, ideal for use as a sitting room, playroom or entertaining space.

Kitchen

The stylish modern kitchen is fitted with a range of contemporary wall and base units complemented by worktops and tiled splashbacks incorporating integrated oven, hob and extractor alongside space for further appliances. A rear-facing window overlooks the garden.

First Floor Landing

Providing access to all bedrooms and family bathroom.

Bedroom One

A spacious and beautifully presented double bedroom featuring stylish wall panelling and fitted mirrored wardrobes.

Bedroom Two
Another generous double bedroom enjoying a pleasant outlook and offering ample space for bedroom furniture.

Bedroom Three
A well-proportioned third bedroom ideal for use as a child's bedroom, nursery, dressing room or home office.

Family Bathroom
Beautifully finished with modern tiling and fitted with a contemporary three-piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin and WC.

Outside
To the front of the property is a neat lawned garden with driveway providing off-road parking. The enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with patio seating areas, mature borders and gated side access - perfect for families and outdoor entertaining.

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ADDITIONAL INFORMATION

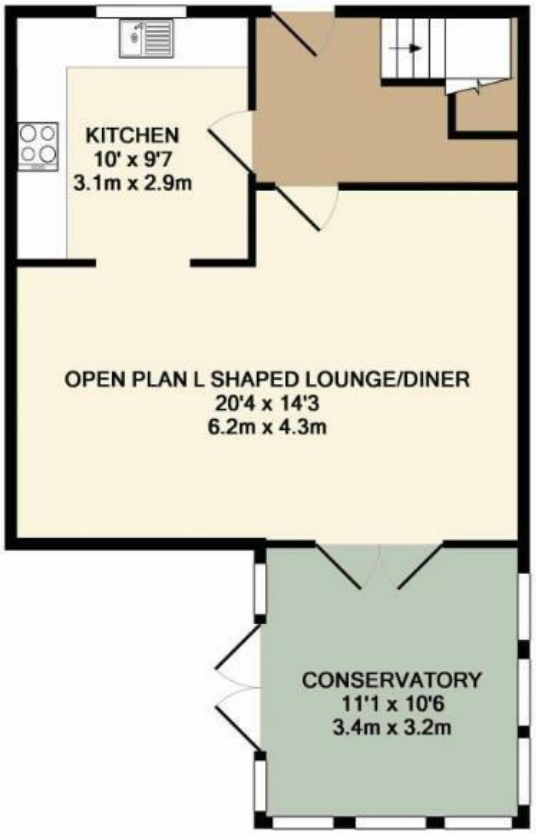
Local Authority –

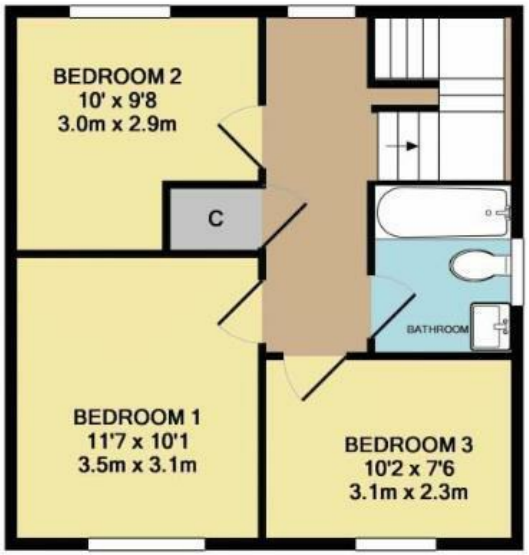
Council Tax – Band B

Viewings – By Appointment Only

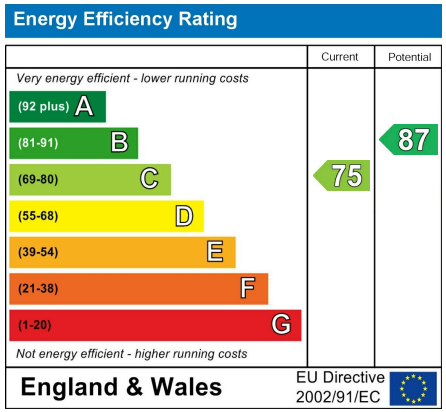
Floor Area – 861.00 sq ft

Tenure – Freehold





1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



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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