



St. Barnabas Road,
Barnetby, Lincolnshire, DN38 6JE

NEWTONFALLOWELL 

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Barnetby, Lincolnshire, DN38 6JE
£375,000

A beautifully proportioned SIX bedroom detached family home of eminent flexibility and self evident quality. Successfully marrying traditional elegance with modern practicality the home welcomes the prospective purchaser via a 18'5 Reception Hall which leads to a triple aspect Lounge and on to a more relaxed Sitting room with double glazed Conservatory beyond. The undoubted social nature of the home is emphasised by the bay fronted Dining room which opens to the stunning 17' Farmhouse style kitchen with fitted range and the practicalities of modern life are catered for by a good size Utility room. In addition to the master bedroom with its en suite shower room there are a further 4 double bedrooms, which are served by a 14'4 Family Bathroom, together with a further en suite double bedroom suited as either a Guest suite or for a dependent relative. The enclosed rear gardens have been designed with easy relaxation in mind and include a series of terraces with large lawn and raised patio ideal for al fresco entertaining and those inevitable guests are well catered for by a broad reception area, car port and double garage. Welcome Guaranteed.



RECEPTION HALL

18'5" x 12'4" (5.62m x 3.78m)

A full width tiled and lit canopy with decoratively glazed hardwood door opens to the broad, welcoming Hall with radiator, cornice, rose and barley twist balustraded staircase.

LOUNGE

19'10" x 13'10" (6.06m x 4.24m)

A triple aspect traditionally styled room with splay bay window to the front, carved marbled fire surround with inset coal effect gas fire, 2 radiators, ceiling rose, cornice, tv aerial point and telephone point.

SITTING ROOM

13'10" max x 15'10" (4.24m max x 4.85m)

A more relaxed reception room with carved timber fire surround over a marbled fireplace with inset coal effect gas fire, radiator, window to the side aspect, cornice, ceiling rose and French doors to

CONSERVATORY

14'8" x 10'9" (4.48m x 3.28m)

Linking the home to the garden and constructed in Pvcu double glazed panels over brick plinths with hip and pitched translucent roof, tiled floor, tv aerial point, radiator and french doors to the terrace.

DINING ROOM

17'1" x 15'10" (5.22m x 4.84m)

Ideal for family celebrations with a wide, walk-in splay bay window to the front aspect, cornice, ceiling rose and twin glazed doors to

KITCHEN

17'0" max x 15'10" (5.20m max x 4.84m)

The spacious informal social heart of the home being appointed with an extensive range of high and low farmhouse oak effect fronted units with light flecked work surfaces with inset stone effect resin sink unit with mixer tap and cupboards under, a range of integrated appliances including dishwasher and refrigerator, tiled and pelmetted cooker recess with extractor fan and 5 burner gas fired Rangemaster stove, additional dresser unit, Kamara flooring, spot lighting, tv aerial point, radiator, cornice and window overlooking the rear gardens.

UTILITY

13'8" x 9'4" (4.19m x 2.85m)

A most practical area with a range of high and low light fronted units with teak effect trim and matching worktops to include single stainless steel sink unit with cupboards under, space and plumbing for an automatic washing machine, tiled splash areas, spot lighting, coving, window to the rear aspect, Pvcu wood grain effect rear door, wall mounted Saunier Duval gas fired boiler, radiator and Kamara flooring.

CLOAKROOM

Appointed with a traditional suite in white to include close coupled wc, rectangular vanity basin with cupboard under, cornice, window and Kamara flooring.

LANDING

With barley twist spindle gallery balustrade, radiator, coving, access to the roof space and walk-in Cloaks cupboard (1.63m x 1.90m) (5'4 x 6'2) with shelving and hanging rail.

BEDROOM 1

19'10" x 13'11" (inc en suite) (6.06m x 4.26m (inc en suite))

A sophisticated forward facing retreat with radiator, cornice and tv aerial point.

EN SUITE

6'11" x 6'3" (2.11m x 1.93m)

Being fully tiled and with suite in white to include pedestal wash hand basin, close coupled wc, tiled and glazed shower enclosure, extractor fan, spot lighting, radiator and coving.

BEDROOM 2 (STUDY)

15'10" max x 11'10" max (4.84m max x 3.63m max)

A rear facing double room currently used as a Study with radiator, coving and telephone point.

BEDROOM 3

12'4" x 11'8" (3.78m x 3.56m)

A forward facing double room with radiator and coving.



BATHROOM

14'4" x 9'3" (4.37m x 2.84m)

A generous fully tiled family bathroom with a suite in white to include corner bath with telephone style mixer shower attachment, close couple wc, vanity unit with inset basin and cupboard under, panelled and glazed quadrant shower enclosure, radiator, spot lighting, extractor fan, Kamara flooring, vertical chrome towel radiator and fitted Linen cupboard with insulated cylinder.

BEDROOM 4

17'1" x 12'0" (5.21m x 3.66m)

A forward facing double room with window, radiator, coving and tv aerial point.

BEDROOM 5

14'1" max x 11'9" (4.30m max x 3.59m)

With window overlooking the rear garden, radiator, coving and tv aerial point.

BEDROOM 6

15'6" x 11'8" (4.73m x 3.56m)

An ideal suite for either a dependent relative of stay at home teenager with window to the front aspect, coving, radiator and tv aerial point.

EN SUITE BATHROOM

11'8" x 5'5" (3.56m x 1.67m)

Appointed with a suite to include panelled bath, close coupled wc, pedestal wash hand basin, coving, radiator, window and extractor fan.

OUTSIDE

19'7" 24'6" (5.98m 7.47)

The property is situated by a clipped laurel hedge and feature curving walls open to an extensive gravel topped reception area providing guest parking adjacent to a neat lawn with inset monkey puzzle tree. In addition to the brick built Carport there is an attached DOUBLE GARAGE (7.47m x 5.98m) (24'6 x 19'7) with twin electric roller doors, fitted work benching, rear personel door, window and extensive loft storage. (The Garage may be suited to conversion to additional accommodation subject to the necessary permissions.) The rear gardens have been designed for relaxed entertaining and features a broad block paved lower terrace leading up to a wide lawn with feature curving brick walling and a raised, balustraded seating area suited to al fresco dining.





TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

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.

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1497 sq.ft. (139.1 sq.m.) approx.



1ST FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



TOTAL FLOOR AREA : 3086 sq.ft. (286.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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