



**Sycamore Close,**

Barnetby, North Lincolnshire, DN38 6FG

**NEWTON**FALLOWELL





Sycamore Close,  
Barnetby, North Lincolnshire, DN38 6FG  
**£190,000**

Situated on the ever popular, established Bridles development this outstanding 3 bedroom semi detached family home with extensive parking, Garage and enclosed rear gardens offers flexible accommodation ideal for modern life. There is an easy flow to the ground floor starting from the 16'7 Lounge and onto the bright Dining Room which connects to both the striking contemporary designed kitchen and the enclosed rear gardens - ideal for relaxed socialising. The first floor bedrooms are served by a most stylish, fully tiled Shower room and the 3rd bedroom doubles as that all important work from home Study. Inevitable guests are well catered for by the 4 car reception parking and the 22'10 Garage. This is not to be missed.

**RECEPTION PORCH**

7'3" x 3'8" (2.23m x 1.14m)

A double glazed door with matching side windows opens to the Porch with coving and colonial style door to





### LOUNGE

16'7" x 11'4" (5.08m x 3.47m)

A generous forward facing room with upvc double glazed window, coving, radiator, tv aerial point, telephone point and contemporary wall mounted steel framed gas fire.

### DINING ROOM

13'4" x 9'8" (4.07m x 2.97m)

Connecting the home to the rear gardens via upvc double glazed French doors this well lit space is ideal for relaxed entertaining and includes a radiator, coving, turned spindle balustraded stair to the first floor and squared arch to

### KITCHEN

13'3" x 6'5" (4.05m x 1.96m)

Well appointed with a range of high and low contemporary light grey fronted units with granite tops to include 1 1/2 bowl stainless steel sink with flexible mixer tap and cupboards under, space and plumbing for an automatic washing machine, plumbing for a dishwasher, integrated refrigerator and freezer, 5 further base units, inset induction hob with modern extractor over and oven under, an additional 6 units at eye level, blue glass splash back and upvc double glazed window to the rear aspect.

### LANDING

9'9" min x 6'7" (2.98m min x 2.02m)

with uPvc double glazed window to the side aspect, 2 turned spindle rails and access to the roof space.

### BEDROOM 1

11'6" x 9'10" (3.52m x 3.00)

A forward facing double room with uPvc double glazed window, radiator and deep built in hanging cupboard.

### BEDROOM 2

9'11" x 9'9" (3.04m x 2.98m)

A further double room with uPvc double glazed window overlooking the rear gardens, radiator and bulkhead cupboard.

### BEDROOM 3

8'2" x 6'7" (2.50m x 2.03m)

A flexible room currently used as a Study with radiator and upvc double glazed window to the front aspect.

### SHOWER ROOM

6'6" x 6'5" (1.99m x 1.98m)

A striking modern room with slate style tiling to full height and appointed with a suite in white to include vanity unit with inset wash hand basin with pillar tap and cupboards under, wc with concealed cistern, glazed and tiled quadrant shower enclosure with both rainwater head and hand held attachment, spot lighting, extractor fan, contemporary chrome radiator and upvc double glazed window.

### OUTSIDE

The property is set at the head of a residential cul de sac and is fronted by a neat open plan lawn with inset ornamental tree and side border. A 4 car reception drive leads to the attached GARAGE (6.97m x 2.37m) (22'10 x 7'9) with roller door, electric light and power, wall mounted gas fired combination boiler and personnel door. Immediately to the rear of the home there is a curving flagged terrace opening to a lawn with mature borders and timber Garden Shed. The side and rear boundaries are marked by panelled fencing.

### 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.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND B . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.





### 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.

### 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



### CONVEYANCING

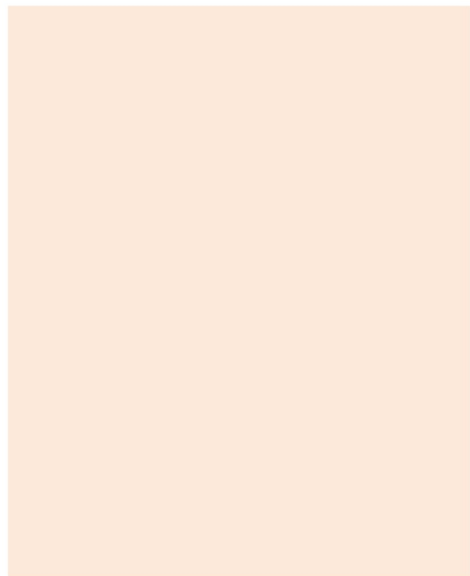
It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. 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.

### VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>77</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



t: 01652 783030  
e: brigg@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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