



High Street  
Barmby-on-the-  
marsh  
DN14 7HS

£190,000

- Semi Detached Cottage
- Extensively Updated & Modernised
- Two Double Bedrooms
- Open Plan Dinning Kitchen
- Quality Kitchen (Fitted Dec 21)
- Modern Bathroom (Fitted 21)
- Upvc Windows & Doors (Fitted 21)
- Enclosed Rear Garden
- Freehold EPC DBC

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### PROPERTY SUMMARY

Housesetc Barmby On The Marsh- EXTENSIVELY UPDATED, rural village, SUPERB SEMI DETACHED COTTAGE, two double bedrooms, SPACIOUS OPEN PLAN DINING KITCHEN, high quality fitted kitchen (refitted Dec 2021), MULTIPLE INTEGRATED APPLIANCES, double doors onto patio area, GOOD QUALITY WHITE BATHROOM SUITE (refitted 2021), new windows & doors (refitted 2021), ENCLOSED REAR GARDEN, viewing advised.

### ENTRANCE

Composite side entrance entrance door with double glazed inserts and adjoining side panel leads into

### DINING KITCHEN 21' 3" x 13' 8" max(6.5m x 4.17m)

Fully fitted modern fitted dining kitchen (fitted in December 2021) with a good range of wall and base units finished in grey with black T-bar door and drawer furniture, soft closing cupboards and drawers, integrated appliances to include five ring electric hob with matching chimney style extractor hood above, double electric oven, dishwasher, space and plumbing for automatic washing machine, granite effect food preparation surfaces and central breakfast bar, stainless steel sink with contemporary style mixer tap, integrated wine rack, recess ceiling spotlights, stripped floorboard effect floor covering, central heating radiator, stairs rising to first floor accommodation, UPVC double glazed doors with adjoining side panels opening out into patio area, internal door into

### LOUNGE 12' 0" x 14' 0" (3.66m x 4.28m)

Feature alcove fire place with tiled hearth houses multi fuel stove, timber mantle above, fitted timber fire side shelving, radiator, window to the front.

### STAIRS AND LANDING

Carpeted staircase leads to landing with turn timber spindles and balustrade, recess ceiling spotlights, doors off.

### BEDROOM ONE 10' 4" x 14' 1" (3.17m x 4.3m)

With central heating radiator, window with fitted blind to the front.

### BEDROOM TWO 12' 3"max x 13' 11"max (3.75m x 4.26m)

With central heating radiator, useful over-stairs storage cupboard, central heating radiator, access to roof void, window with fitted blind to the rear.

### BATHROOM 8' 4" x 7' 10" (2.56m x 2.4m)

Good quality modern white bathroom suite (fitted in 2021) comprises wall mounted vanity wash hand basin with mixer tap and splash back tiling, dual low level flush W.C, P-shaped shower bath with fitted screen, monsoon style shower head, and telephone style shower attachment, ladder style towel radiator, useful shelved storage cupboard and UPVC double glazed window to the side.



## EXTERNAL

### FRONT AND REAR

Outside to the front is a timber access gate, paved area to the side ideal for bins etc. To the rear is a fully enclosed mature lawned garden with a combination of brick built perimeter wall and good quality timber perimeter fencing incorporating concrete posts, immediately behind the property is a paved patio area leading onto mature lawned garden with raised flower beds, to the rear of the garden is a further paved patio area and timber storage shed.

### EPC

Energy Performance Rating: TBC

### HEATING AND APPLIANCE

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

### TENURE

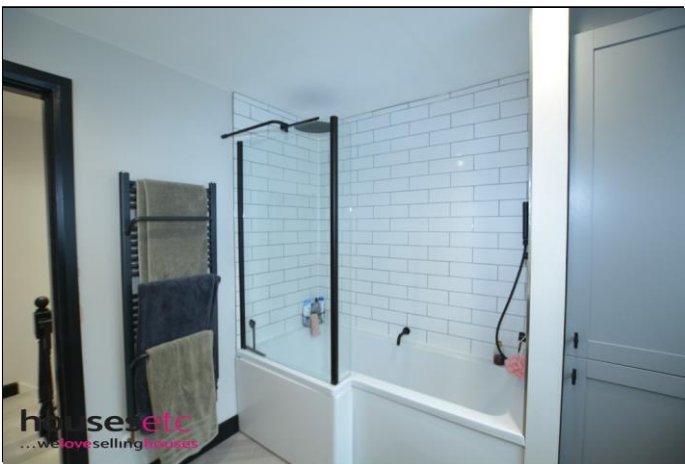
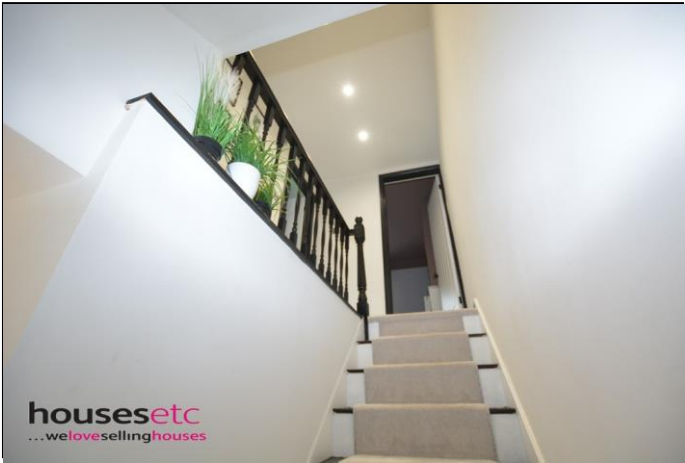
The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

### LOCATION

Postcode for Satnav: DN14 7HS the property is on the left hand side and can be identified by a Housesetc for sale board.

Council Tax: B



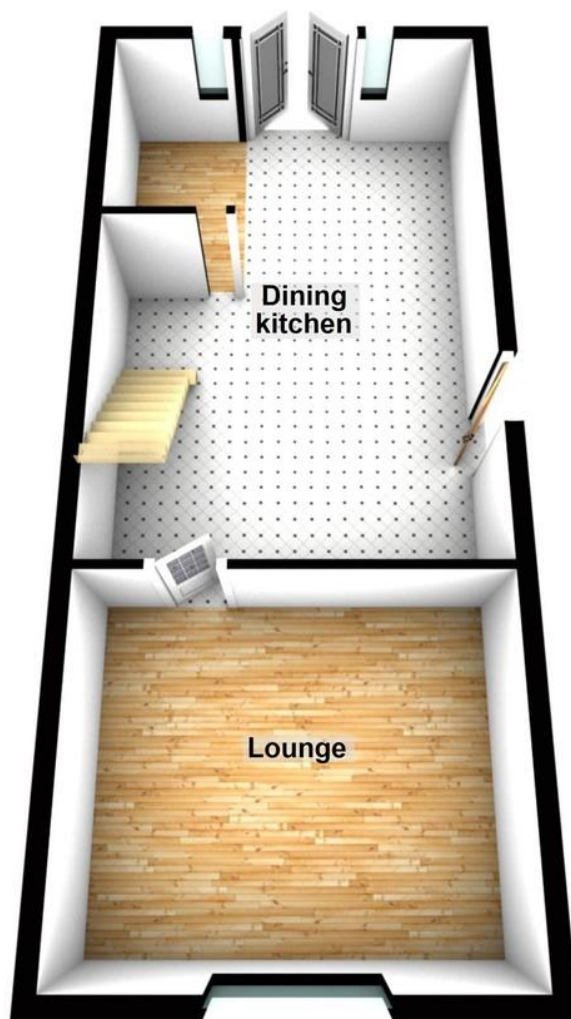


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Ground Floor



First Floor

