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## FARM COTTAGE, South Street, Barnetby Le Wold

### GUIDE £175,000

A modern detached two bedroom bungalow, together with parking and enclosed low maintenance gardens.

- Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom
- Carport
- Off Road Parking
- Double Glazed
- Enclosed Gardens

#### LOCATION

The property is located in the village of Barnetby Le Wold which lies approximately four miles east of the market town of Brigg and twelve miles from the nearby town of Scunthorpe. Barnetby Le Wold offers local amenities, primary schooling and is conveniently located for commuting to the major employment areas of the region with easy access onto the M180, regional rail network and Humberside International Airport.



## FARM COTTAGE, South Street, Barnetby Le Wold, North Lincolnshire, DN38 6JN.

### ACCOMMODATION

Wooden entrance door with side glazed panel leading to:

#### Entrance Hall

Range of build in cupboards housing an 'Alfa' gas central heating boiler, radiator.

#### Living Room

6.45m x 3.98m

Windows to the front and rear elevations, two radiators, wall mounted gas fire with tiled hearth, coving.

#### Kitchen

4.44m x 3.10m

Two windows to the front elevation, window to the side elevation, radiator, range of high and low level cupboard and drawer units incorporating a stainless steel sink unit, space and plumbing for a washing machine and dishwasher, 'Neff' extractor hood with space for cooker beneath, tiled splash backs.

#### Bedroom One

4.16m x 2.95m

Window to the rear elevation, radiator, built in wardrobe with dressing table, coving.

#### Bedroom Two

3.56m x 2.97m

Window to the rear elevation, radiator, coving.

#### Bathroom

2.27m x 1.77m

Window to the side elevation, radiator, peach suite comprising: bath with thermostatically controlled shower over, glass shower screen, wash hand basin & w.c., tiled splash backs, coving.

### OUTSIDE

The property is approached over a concrete driveway leading to an attached carport to the side of the bungalow. To the side of this is a gravelled area providing additional off road parking. The front garden is low maintenance with slatted area entwined with shrub borders.

The enclosed rear garden is laid to lawn with mature trees and shrubs to the boundary. A hardstanding with shed is located in the rear garden.

### GENERAL REMARKS and STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion.

**Council Tax:** We are advised by North Lincolnshire District Council that this property is in Band C.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

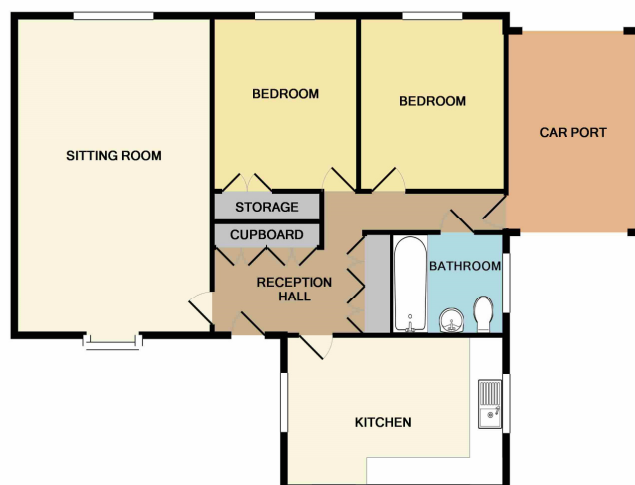
**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

**Viewing:** Please contact the Brigg office on 01652 654833.

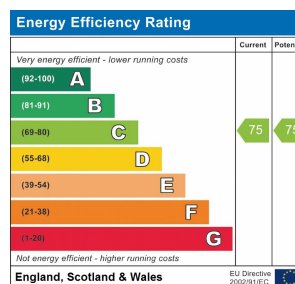
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in April 2017.



TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICES

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