



**16 Sycamore Close,
Barnetby, Lincolnshire,
DN38 6FG**

Asking Price: £240,000

EPC: To be confirmed (0)

Council Tax - C

To be advised



To arrange a viewing please call the Paul Fox - Finest office on **01652 651777**

Accommodation Summary:

- A MODERN DETACHED HOUSE
- QUIET CUL-DE-SAC POSITION
- SUPERBLY PRESENTED & PROPORTIONED ACCOMMODATION
- FINE MAIN LOUNGE & REAR CONSERVATORY
- ATTRACTIVE MODERN FITTED KITCHEN DINER & UTILITY
- 3 BEDROOMS
- MASTER EN-SUITE & FAMILY BATHROOM
- WELL KEPT ENCLOSED GARDEN
- BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE



Description:

Situated on a modern cul-de-sac location on the outskirts of the popular village of Barnetby, this superbly presented detached Keigar home thought ideal for a couple or young family. The accommodation briefly comprises, entrance porch, fine main lounge with stylish oak engineered flooring, attractive modern fitted kitchen diner with matching utility room, cloakroom and rear conservatory. The first floor provides a central landing leading off to three sizeable bedrooms with master ensuite shower room and a main family bathroom. Occupying a fully enclosed lawned garden with a flagged patio area and a spacious timber summer house with full power. To the front of the home enjoys a double width block paved driveway allowing direct access to an integral single garage.



Rooms:

Front Entrance Porch

Includes a front uPVC double glazed window, a side uPVC double glazed entrance door, wall to ceiling coving, superb oak engineered flooring and an oak internal door allowing access off to;



Main Lounge

17'6" x 12'2" (5.33m x 3.7m). With a front uPVC double glazed window, wall to ceiling coving, TV input, two double wall lights, continuation of oak engineered flooring and an oak glazed door allows access off to;

Inner Hallway

Provides wall to ceiling coving, a single flight staircase leads to the first floor accommodation with adjoining grab rail and an internal door allowing access off to;



Cloakroom

2'10" x 5'9" (0.86m x 1.75m). With a side uPVC double glazed window with frosted glazing and a modern two piece suite comprising of a low flush WC, vanity wash hand basin with storage unit beneath and tiled splash back, oak style vinyl flooring and wall to ceiling coving.

Attractive Modern Fitted Kitchen Diner

21'1" x 8'2" (6.43m x 2.5m). With a rear uPVC double glazed window, a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles, a laminate working top surface with matching uprising incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, integrated electric oven with matching Neff four ring gas hob with overhead chrome canopied extractor fan with downlighting and splash back, ceiling spotlights and inset lighting to the high level unit, oak engineered flooring, wall to ceiling coving, downlighting to the higher level units and doors to;



Utility Room

5'2" x 5'9" (1.57m x 1.75m). With a side uPVC double glazed entrance door with inset patterned glazing, matching units to the kitchen with a laminate working top, plumbing for a washing machine, space for a tall fridge freezer, continuation of flooring and a wall mounted alarmed keypad.



Conservatory

8'2" x 8'7" (2.5m x 2.62m). With a hipped and pitched polycarbonate lean to roof, dwarf bricked walling, two twin side uPVC double glazed doors allowing access to the garden and tiled flooring.

First Floor Landing

Includes a side uPVC double glazed window, wall to ceiling coving, loft access and an internal door allowing access off to;



Rear Double Bedroom 1

14'9" x 8'2" (4.5m x 2.5m). With a rear uPVC double glazed window, a built-in storage cupboard with stairs and an internal door allowing access off to;



Modern En-Suite Shower Room

6'3" x 4'11" (1.9m x 1.5m). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a corner walk-in shower cubicle with overhead main shower with sliding curved glazed door, low flush WC and a vanity wash hand basin with two twin matching drawers beneath, a wall mounted towel heater in black, laminate flooring and mermaid boarding effect to the walls.



Front Double Bedroom 2

10'9" x 12'3" (3.28m x 3.73m). With a front uPVC double glazed window and wall to ceiling coving.

Front Bedroom 3

9'3" x 8'6" (2.82m x 2.6m). With a front uPVC double glazed window.

Family Bathroom

6'2" x 8'2" (1.88m x 2.5m). With a rear uPVC double glazed window with frosted glazing, a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC, partly tiled walls, a wall mounted towel heater in white, extractor fan and wall to ceiling coving.



Grounds

To the front of the property enjoys a double block paved driveway which allows off street parking for two vehicles with an adjoining principally lawned garden. Access leads down the side of the property via a secure gate to a private enclosed principally lawned garden with planted borders, surrounding secure fencing and a flagged patio seating area.

Outbuildings

The garden includes an attractive timber built summer house with full power and an integral single garage with front roller door and power.

