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Warren House, High Street, Barrow upon Humber, DN19 7DB GUIDE £234,950

Behind the traditional frontage lies a contemporary, well presented four bedroom family home. This centrally located town house retains the charm and character of the original building yet offers comfortable modern living accommodation.

****Must be viewed to appreciate the accommodation on offer****

GENERAL DESCRIPTION

Warren House has been transformed from a former shop into a modern, well appointed family home offering versatile open plan living accommodation, contemporary family bathroom, private courtyard garden, further lawned garden, parking and garage. The property has an integral speaker and television aerial system fitted.

LOCATION

The property is located in the highly regarded village of Barrow upon Humber which offers primary schooling, local shopping, post office and news agents. Secondary schooling is located in the nearby market town of Barton which is well located for commuting to the employment towns of the region and has good road access links with the M180 motorway and Humber Bridge.

ACCOMMODATION

Half glazed wooden entrance door with coloured glass inserts leading to:

Living Room

6.34m x 3.64m

Two opaque glazed windows to the front elevation, radiator, feature brick inglenook fire place with wood burning stove inset on a stone hearth, Indian quartz tiled flooring, deep skirting boards, spot lighting, double doors leading to Sitting Room and archway through to dining area.



Dining Room

4.72m max x 3.81m max

Open plan from the living room, Indian quartz tiled flooring, spot lighting, radiator with decorative cover, access to rear entrance hall.



Sitting Room

3.72m x 3.60m

Sash window to the front elevation, Indian quartz flooring, feature cast fire place, radiator, spot lighting, beamed opening leading to Kitchen.

Kitchen

5.94m max x 4.01m

The kitchen is separated into two distinct areas with a preparation/utility area to the rear and cooking area adjacent to the dining areas. Range of Oak style high and low level cupboard and drawer units incorporating a circular stainless steel sink with mixer tap, glass display cabinets, wine rack, space for gas fuelled Aga and American style fridge/freezer. The Aga can be purchased by separate negotiation, walk in pantry cupboard, Indian quartz tiled flooring continues through the kitchen area, radiator, spot lighting. The preparation area continues with the same flooring and cupboards incorporating a Belfast sink, space for dishwasher, 'Velux' roof light, spot lighting utility cupboard with plumbing for washing machine, space for tumble dryer, window to the rear elevation and radiator.

Conservatory

Brick dwarf walling with wooden double glazed construction above, ceramic tiled flooring with under floor heating, half glazed rear entrance door leading to courtyard garden.

Rear Entrance Hall

3.00m max x 2.67m max

French doors leading to courtyard garden, Indian quartz tile flooring, radiator with decorative cover, enclosed staircase to first floor.

Cloakroom

White suite comprising: wash hand basin, urinal and w.c., tiled splash backs, radiator, extractor fan.

Stairs leading to landing with wood effect laminate flooring and radiator.

Bedroom One

3.25m x 3.32m

uPVC window to the rear elevation with wooden window shutters, radiator, walk in wardrobe with hanging rails and shelving.

En-Suite Shower Room

White suite comprising: wash hand basin, w.c. and enclosed shower cubicle with chrome thermostatic shower, tiled flooring, radiator, spot lighting.

Bedroom Two

3.70m x 3.11m

Sash window to the front elevation, radiator, coving.

Bedroom Three

3.72m x 3.64m

Sash window to the front elevation, radiator, wood effect laminate flooring, feature cast iron fire place on stone hearth.



Bedroom Four

2.75m x 2.23m

Two sash windows to the front elevation, contemporary chrome radiator.

Family Bathroom

3.44m max x 3.23m max

uPVC window to the rear elevation with window shutters, white suite comprising: bath with Travertine side panel, contemporary twin circular wash hand basins with cupboards beneath, w.c. and walk in shower enclosure with multi jet shower, modern black feature radiator, travertine tiling to floor and walls, spot lighting, cupboard housing gas central heating boiler.



OUTSIDE

The rear of the property enjoys a courtyard area, ideal for alfresco entertaining, enclosed by fencing with block paving.

Vehicular access can be gained from the side of the property through wooden entrance gates leading to a pebbled driveway with timber framed garage and car port which has electrically operated roller door, power and lighting. Beyond this is a raised lawn garden with mature trees and shrubs to the boundary.

Both the hot tub and garden summer house are available to purchase by separate negotiation.

GENERAL REMARKS AND STIPULATIONS

Services

The property has mains gas, water, electricity and drainage connected to the property. Please note we have not tested the services or any of the equipment or appliances at the property. Accordingly we strongly advise prospective purchasers to commission their own survey reports before finalising their offer to proceed.

Local Authority and Outgoings

We are advised by North Lincolnshire Council that the property is banded B for Council Tax purposes.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Tenure and Possession

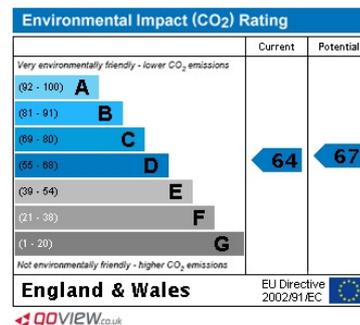
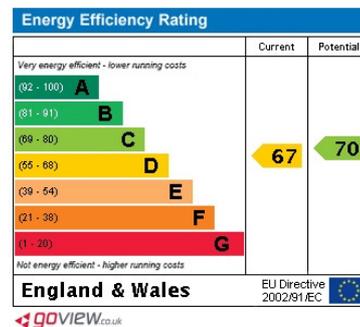
The tenure is Freehold with vacant possession upon completion.

Planning Permission

The property has planning permission for a single storey extension to the rear - application number PA/2010/0358, granted April 2010.

Viewing Strictly by Prior Appointment through the Selling Agents' Brigg Office.
Tel: 01652 654833

These Particulars were prepared in June 2011. Ref: B613





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