



Barbican
Coleby, North Lincolnshire DN15 9AL
£217,500

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properties

The rare opportunity has arisen to purchase this well presented three bedroom semi detached bungalow in the extremely peaceful and rural village of Coleby, North Lincolnshire. With two reception rooms, lots of multifunctional living space and a generous amount of off road parking for cars and even a motorhome, this is certain to have widespread appeal. The property is deceptively spacious inside and out and offers good level of privacy being non overlooked and having stunning open views to the rear. Boasting a modern kitchen, modern bathroom and neutral décor throughout, viewings are available immediately and come highly recommended.

The property itself briefly comprises of a hallway, living room, kitchen, conservatory, three bedrooms, bathroom and separate WC. Externally, there is off road parking to the front of the property, car port to the side, and to the rear is an immaculate garden with open views to the rear, a 5m x 3m double glazed log cabin which has built in cupboards - suitable for a variety of uses, newly built wooden workshop with cupboards, bespoke wooden octagonal gazebo with curtain sides and potting shed. The property also benefits from owned solar panels which reduce household bills and has oil fired central heating.



Hallway

Entrance to the property is via the front door into the hallway. Carpeted throughout, central heating radiator, coving to the ceiling and two built in storage cupboards housing the oil boiler. Doors lead to the living room, kitchen, all three bedrooms, family bathroom and separate WC.

Living Room 13'6" x 11'6" (4.13 x 3.53)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Kitchen 15'10" x 9'4" (4.83 x 2.85)

A variety of base height and wall mounted units and breakfast bar with complimentary counters and splashbacks. Integrated sink and drainer and overhead extractor. Space and plumbing for range oven, fridge/freezer and washing machine. Tiled flooring throughout, single glazed wooden window and wood and double glazed glass door leads to the conservatory.

Conservatory 9'6" x 8'0" (2.91 x 2.44)

Brick based construction with uPVC windows and uPVC door leads to the rear garden.

Bedroom One 12'4" x 9'11" (3.78 x 3.04)

Carpeted throughout, coving to the ceiling, central heating radiator and uPVC window to the front of the property. Includes built in wardrobes with sliding doors.

Bedroom Two 11'8" x 8'11" (3.58 x 2.72)

Carpeted throughout, coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

Bedroom Three 8'6" x 7'9" (2.61 x 2.38)

Currently used a dining room, carpeted throughout, coving to the ceiling, central heating radiator and uPVC window to the rear of the property.

Bathroom 8'4" x 5'10" (2.56 x 1.78)

Three piece white suite consisting of sink, bath and separate shower. Part tiled walls, wall mounted heated chrome towel rail and uPVC window to the side of the property.

WC

Toilet with uPVC window to the side of the property.

External

To the front of the property is a gravelled garden and ample off road parking for multiple vehicles and even a space for a motorhome. There is also a car port to the side of the property. To the rear is a beautifully presented landscaped garden with a 5m x 3m double glazed log cabin which has built in cupboards - suitable for a variety of uses, newly built wooden workshop with cupboards, bespoke wooden octagonal gazebo with curtain sides and potting shed. The garden is non overlooked to the rear and has open views. The property also benefits from owned solar panels which reduce household bills.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.