



the family estate agents  
**paul fox**



36 Ferry Road, Barrow-upon-Humber, Lincolnshire DN19 7BA

£275,000

EPC Rating:

Freehold

### Property Summary

**\*\* HIGHLY SOUGHT AFTER VILLAGE LOCATION \*\* BEAUTIFUL MATURE GARDENS \*\* DECEPTIVELY SPACIOUS & FLEXIBLE ACCOMMODATION \*\*** A fine traditional detached dormer bungalow, situated on the outskirts of the highly desirable village of Barrow Upon Humber. The bungalow is positioned on a generous mature plot, set back from the road with deceptively spacious and flexible living accommodation briefly comprising, entrance porch, front living room, central dining room, spacious fitted kitchen with open access to a rear living area with french doors leading out to the garden. The property benefits from two ground floor double bedrooms, modern fitted shower room and office/study, with the first floor providing a spacious landing leading to a further generous double bedroom. Occupying beautifully landscaped private gardens with an extensive driveway allowing for ample parking for multiple vehicles and a substantial detached garage. Finished with a modern gas fired central heating system. NOT TO BE MISSED. View via our Barton office.

### Features

- A TRADITIONAL DETACHED DORMER BUNGALOW
- GENEROUS PLOT SIZE
- BEAUTIFUL PRIVATE GARDENS
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- OPEN FITTED KITCHEN LIVING
- MODERN SHOWER ROOM
- EXTENSIVE FRONT PARKING & GARAGING
- VIEW VIA OUR BARTON OFFICE





## Room Descriptions

**Kitchen Living**  
3.83m x 5.53m (12' 7" x 18' 2")

**Utility**  
2.4m x 2.32m (7' 10" x 7' 7")

**Lean To**  
2.94m x 3.04m (9' 8" x 10' 0")

**Dining Room**  
4.01m x 3.1m (13' 2" x 10' 2")

**Living Room**  
4.01m x 4.41m (13' 2" x 14' 6")

**Shower Room**  
2m x 2.6m (6' 7" x 8' 6")

**Office**  
2.7m x 3.03m (8' 10" x 9' 11")

**Bedroom 1**  
3.36m x 3.75m (11' 0" x 12' 4")

**Bedroom 2**  
3.1m x 3.73m (10' 2" x 12' 3")

**Bedroom 3**  
3.83m x 4.3m (12' 7" x 14' 1")

