



**Westburn Avenue
New Holland
Barrow-upon-Humber
Lincolnshire
DN19 7SA**

Offers in Excess of £225,000

bettermove

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Barrow-upon-Humber

Bettermove are proud to present this extended 3/4 bedroom Detached House in New Holland, available with no forward chain. Fitted with a fully operational lift, providing easy access between floors, ideal for wheelchair users or those with limited mobility.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via driveway and double garage. The council tax band is D.

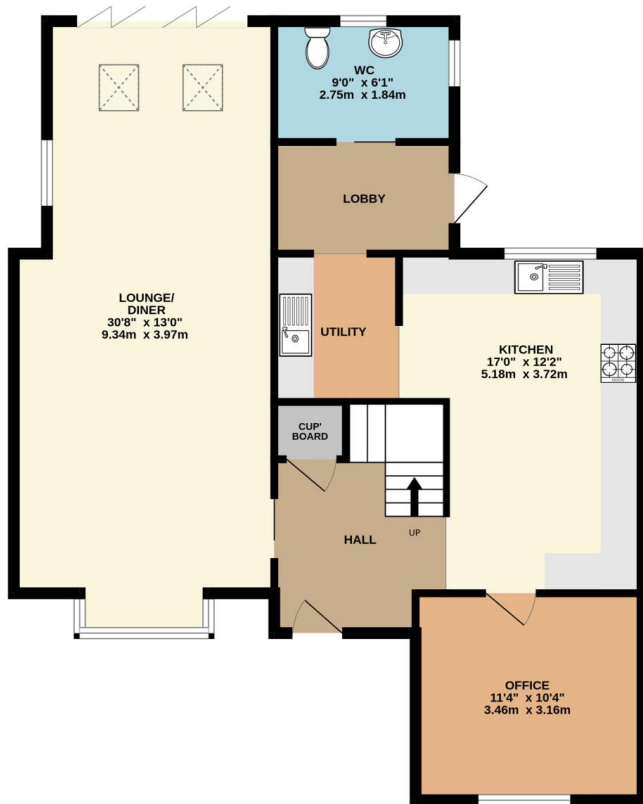
The interior of this well presented property comprises a spacious and open plan living room with dining area, the fitted kitchen with separate utility area, office room which can be used as a fourth double bedroom and a convenient WC/ wet room on the ground floor. The first floor consists of three double bedrooms including the large master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of New Holland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from New Holland Train Station, the A15 and many local bus routes providing easy access to Barton-upon-Humber, Habrough, Grimsby, and Cleethorpes.

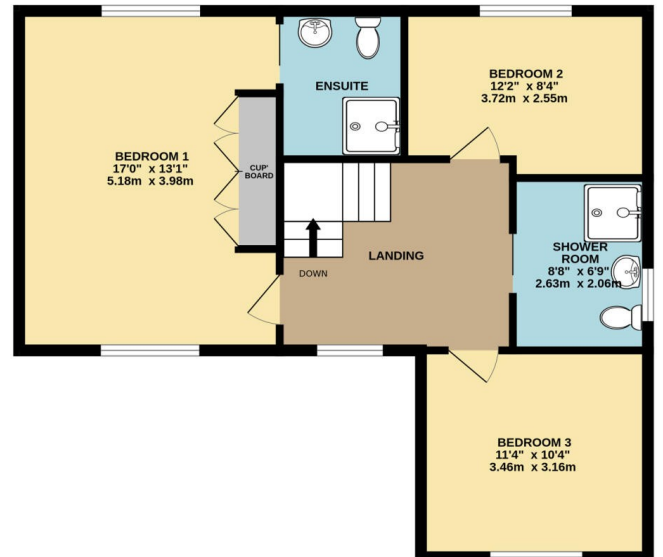
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



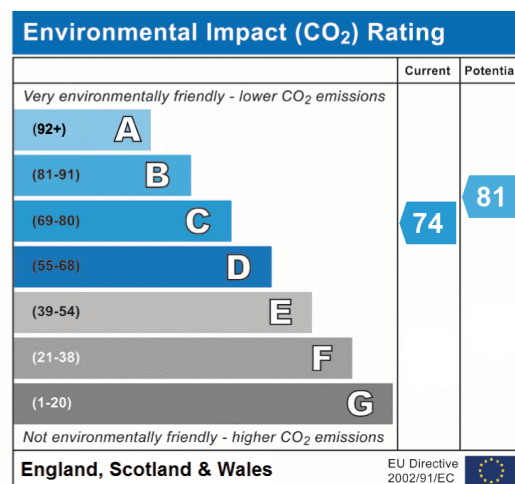
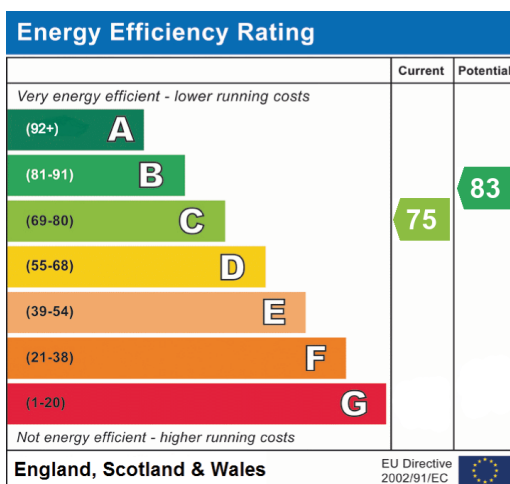
GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 sq.m.) approx.





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