



**Foxholme
Peploe Lane
New Holland
Barrow-upon-Humber
Lincolnshire
DN19 7PS**

Offers in Excess of £268,000

bettermove

Peploe Lane

Barrow-upon-Humber

Bettermove are proud to present this 4 bedroom detached house in New Holland, Barrow-upon-Humber.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via a large driveway.

The council tax band is D.

The interior of this beautifully presented property comprises of 2 spacious living rooms, separate w/c and a large fitted kitchen with dining area on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The second floor has been converted into a further bedroom and office. The exterior boasts a private rear garden, with a large multipurpose workshop, perfect for enjoying the summer months.

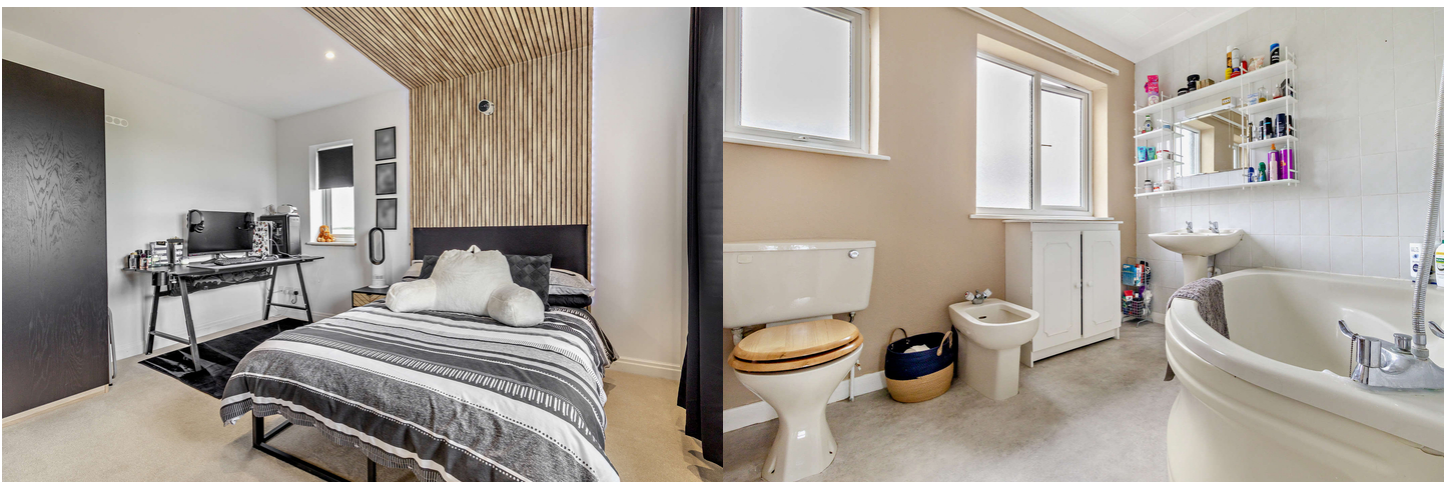
Located in the popular town of New Holland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from A165 and many local bus routes.

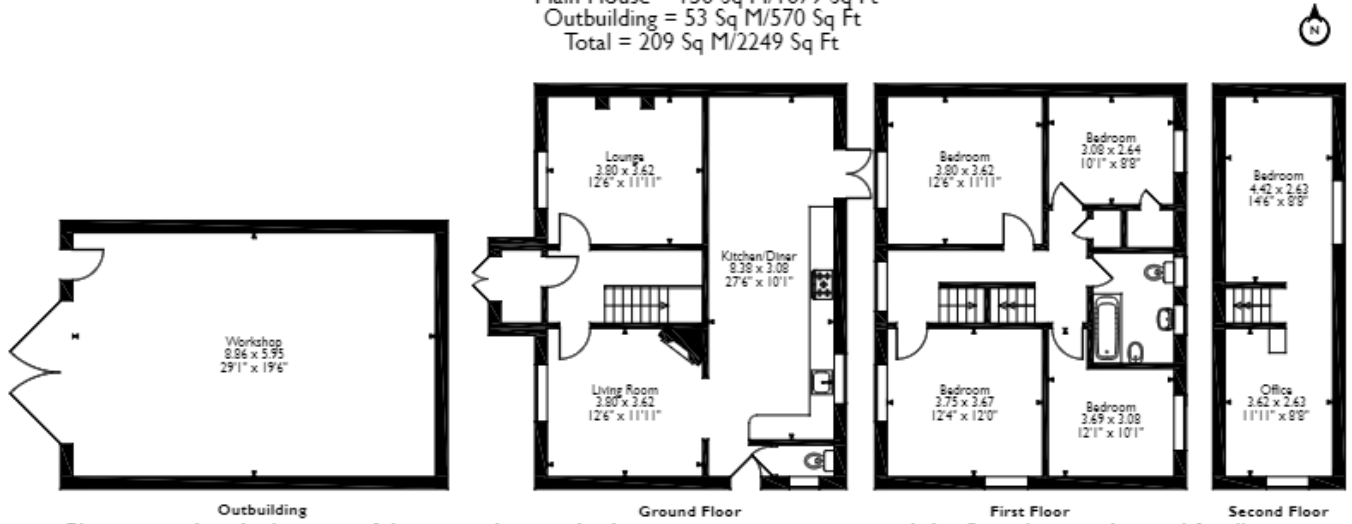
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Foxholme, Peploe Lane New Holland, Barrow-upon-Humber
 Approximate Gross Internal Area
 Main House = 156 Sq M/1679 Sq Ft
 Outbuilding = 53 Sq M/570 Sq Ft
 Total = 209 Sq M/2249 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk