



134 West Acridge, Barton-upon-Humber, Lincolnshire DN18 5AH

£185,000

EPC Rating: D Council Tax: Band A Freehold

Property Summary

**** CUL-DE-SAC LOCATION ** EXTENDED TO THE REAR ** WELL PRESENTED THROUGHOUT **** A fine traditional end of terrace house situated in a quiet cul-de-sac location on the outskirts of the popular township of Barton-Upon-Humber. The well presented and proportioned accommodation which has been fully updated by the current owners briefly comprises, entrance hall, front living room with feature wood burning stove, central dining room allowing open access to an attractive fitted rear kitchen and stylish fitted ground floor bathroom. The first floor provides two double bedrooms and a further single. Occupying a well kept private landscaped garden with principally laid lawn and a resin patio entertaining area. The front of the property enjoys a driveway allowing for off street parking for two vehicles. Finished with uPvc double glazing & a gas fired central heating system. Viewing comes highly recommended. View via our Barton office. EPC Rating: TBC, Council Tax Band: A.

Features

- A FINE TRADITIONAL END-TERRACE HOUSE
- QUIET CUL-DE-SAC LOCATION
- WELL PRESENTED THOROUGHOUT
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- ATTRACTIVE FITTED KITCHEN
- STYLISH FITTED BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- OFF STREET PARKING
- VIEW VIA OUR BARTON OFFICE



Room Descriptions

FRONT ENTRANCE HALL

Enjoys an attractive composite entrance door with inset patterned glazing, a traditional single flight staircase allowing leads to the first floor accommodation with adjoining grabrail and an attractive pine internal door allows access through to;

MAIN LIVING ROOM

3.75m x 4.1m (12' 4" x 13' 5"). With a front uPVC double glazed window, TV input, wall to ceiling coving, an attractive feature inset recessed fireplace with projecting tiled hearth with further tiled backing and an oak mantel with a multi burning stove and an internal pine glazed allows access through to;

CENTRAL DINING ROOM

2.51 m x 5.06m (8' 3" x 16' 7"). With a side uPVC double glazed window, attractive oak style vinyl flooring, wall to ceiling coving, a spacious under the stairs storage cupboard, a built-in airing cupboard housing the cylinder tank and an Ideal Classic gas boiler and an opening that leads to;

ATTRACTIVE FITTED REAR KITCHEN

3m x 3.61m (9' 10" x 11' 10"). With a rear uPVC double glazed window and a range of cream shaker style low level units, drawer units and wall units with glazed fronts and brushed aluminum style pull handles, a laminate working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, space for a tall fridge freezer, plumbing for an automatic washing machine, built-in Stoves electric oven with matching grill, brand new dishwasher, a four ring gas Bosh hob with overhead chrome canopied extractor fan with downlighting and splash back, continuation of vinyl flooring, wall to ceiling and an opening which leads to;

STYLISH FITTED BATHROOM

1.82m x 2.4m (6' 0" x 7' 10")

MASTER BEDROOM 1

3.03m x 4.12m (9' 11" x 13' 6")

REAR DOUBLE BEDROOM 2

2.61m x 3.23m (8' 7" x 10' 7")

Bedroom 3

2.26m x 2.4m (7' 5" x 7' 10")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC