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the family estate agents

Price Guide  
**£315,000**

UNAPPROVED DRAFT BROCHURE

EPC Rating: TBC

## 99 Waterside Road

Barton upon Humber, North Lincolnshire, DN18 5BA  
3 Bedroom Detached House



- ✓ A STUNNING TRADITIONAL DETACHED HOUSE
- ✓ APPROX 1/3 ACRE PLOT
- ✓ ATTRACTIVE FITTED KITCHEN & BATHROOM
- ✓ 3 DOUBLE BEDROOMS
- ✓ PRIVATE MATURE GARDENS
- ✓ ATTACHED GARAGE WITH AMPLE PARKING



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5ER

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A fine traditional, double fronted, detached family home offering beautifully presented accommodation that must be viewed internally to fully appreciate. The accommodation comprises;

## CENTRAL ENTRANCE HALLWAY

With front uPVC double glazed entrance door with inset pattern glazing, matching adjoining side window, staircase allowing access to the first floor accommodation, floor to ceiling rear uPVC double glazed window enjoying views across the rear garden, thermostatic control for the central heating, attractive oak flooring, wall to ceiling coving and open access to'



## LIVING ROOM

Measures Approx. 3.65m x 3.65m (). Enjoying a front uPVC double glazed window, rear uPVC double glazed french doors with adjoining side light allowing access to the garden, continuation of attractive oak flooring, inset live flame gas fire, TV point and wall to ceiling coving.



## FORMAL DINING ROOM

Measures Approx. 3.57m x 3.63m (). Enjoying a dual aspect with front and rear uPVC double glazed window, stylish chimney breast mounted gas fire, TV point, wall to ceiling coving and open access through to;



## ATTRACTIVE MODERN FITTED KITCHEN

Measures Approx. 3.81m x 2.42m (). Enjoying a side uPVC double glazed window and the kitchen enjoys an extensive range of shaker style low level units, drawer units and wall units with brushed aluminum style pull handles with a complementary patterned rolled edge working top surface with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space for a gas cooker with overhead stainless steel and glazed canopied extractor with downlighting, space and plumbing for an automatic washing machine and dryer, space for an upright fridge freezer and built in dishwasher, tiled flooring, wall to ceiling coving and access through to;



## BREAKFAST ROOM

Measures Approx. 2.45m x 2.36m (). Enjoying side uPVC double glazed French doors with adjoining side light allowing access to the garden, TV point, continuation of tiled flooring, wall to ceiling coving and door through to;



## GROUND FLOOR BATHROOM

Measures Approx. 2.96m x 2.36m (). Enjoying a dual aspect with rear and side uPVC double glazed windows and a four piece suite in white comprising of a low flush WC, pedestal wash hand basin, panelled bath, separate walk in shower cubicle with overhead electric shower, glazed screen, tiled flooring, part tiling to walls with mosaic border and chrome edging and wall to ceiling coving.



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## FIRST FLOOR LANDING

Enjoys a rear uPVC double glazed window, wall to ceiling coving and loft access.

## LANDING CLOAKROOM

Enjoys a front uPVC double glazed window with inset hammered effect glazing and a two piece suite in white comprising a low flush WC, corner fitted vanity wash hand basin with storage cabinet beneath, attractive oak flooring and wall to ceiling coving.

## FRONT DOUBLE BEDROOM 1

Measures Approx. 3.63m x 3.63m (). Enjoying a dual aspect with front and rear uPVC double glazed windows and a quality range of stylish fitted bedroom furniture with TV and wall to ceiling coving.

## DOUBLE BEDROOM 2

Measures Approx. 3.66m x 2.72m plus wardrobe recess (). Enjoying a front uPVC double glazed window, attractive laminate flooring, fitted wardrobe with sliding doors and wall to ceiling coving.

## DOUBLE BEDROOM 3

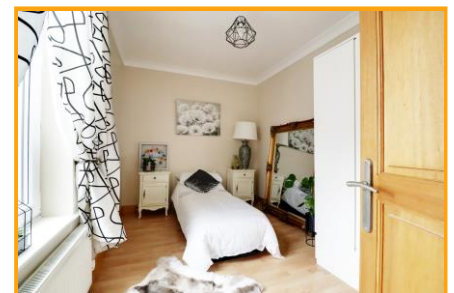
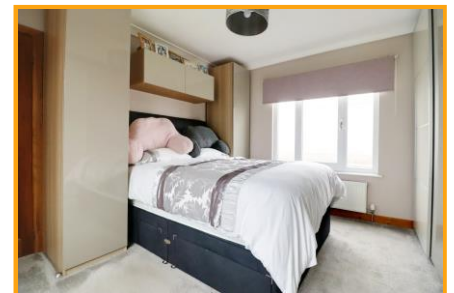
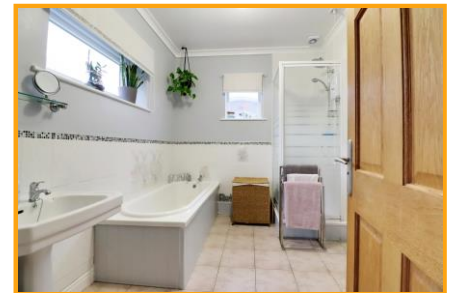
Measures Approx. 2.43m x 2.82m (). Enjoying a side uPVC double glazed window and wall to ceiling coving.

## GROUNDS

The property enjoys large generous gardens with a hard standing courtyard style front with a brick boundary wall with topped iron rail with matching gate allowing access to a sheltered front entrance door, driveway to the side provides parking. The rear being of a superb family size being principally lawned with mature planted borders and enjoys a large decked private seating area.

## OUTBUILDINGS

Measures Approx. 5.85m x 3.36m () The property enjoys an excellent range of outbuildings including an attached garage with front and rear entry, internal power and lighting and also a large timber summerhouse, timber store shed and metal store shed.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property benefits from a modern gas fired central heating boiler to radiators.

## DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

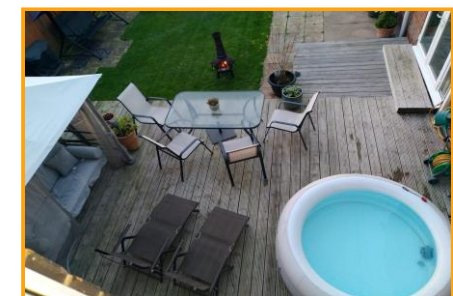
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## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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