



Caistor Road
Barton-upon-Humber
Lincolnshire
DN18 6DF

Offers in Excess of £321,000

bettermove 

Caistor Road

Barton-upon-Humber

Bettermove are pleased to present this charming four bedroom detached bungalow in Barton-upon-Humber.

The property benefits from double glazing, gas central heating throughout and has a new driveway with electric gates to the front providing off road parking for several vehicles. The council tax band is D.

The interior of this beautifully presented property comprises a spacious lounge, modern open plan kitchen/dining room, two bedrooms and the family bathroom on the ground floor. The first floor consists of two bedrooms with an en suite WC from one of the rooms. The exterior boasts gardens to the front and rear with ample lawn and brick patio seating areas, perfect for enjoying the summer months. There is a summerhouse in the rear garden with power and lighting.

Situated in the popular town of Barton-upon-Humber, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A15, A63, A180, M180 and Barton-on-Humber rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

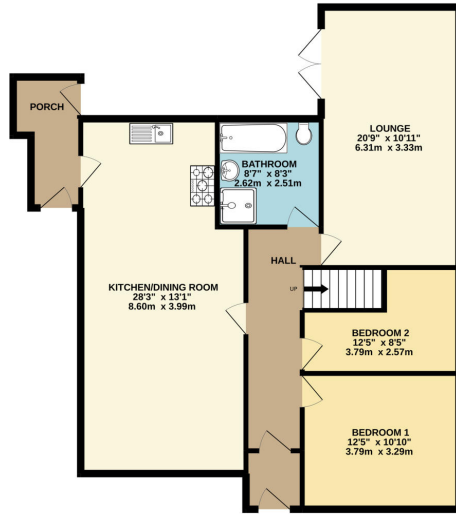
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

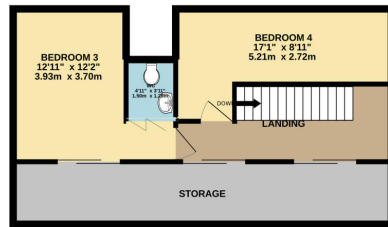
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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	



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