



# 19 Nightingale Close, Barton-upon-Humber, Lincolnshire. DN18 6GA

- A DESIRABLE MODERN DETACHED FAMILY HOME
- SOUGHT AFTER MODERN DEVELOPMENT
- FULLY RENOVATED TO AN EXCELLENT STANDARD
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- STYLISH FITTED BREAKFAST KITCHEN & UTILITY ROOM
- MODERN FAMILY BATHROOM & MASTER EN-SUITE
- PRIVATE LANDSCAPED REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE
- VIEW VIA OUR BARTON OFFICE



## PROPERTY DESCRIPTION

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**\*\* SUPERBLY PRESENTED THROUGHOUT \*\* SOUGHT AFTER MODERN DEVELOPMENT \*\* WALKING DISTANCE TO THE TOWN CENTRE \*\*** A superbly presented detached family home, situated within a highly desirable modern development that provides ease of access into the ever popular town of Barton-Upon-Humber. The property has been fully improved to a high standard throughout by the current owners creating a beautiful home that must be viewed internally to fully appreciate. The accommodation thought ideal for a growing family briefly comprises, central entrance hall, fine front living room with open access to a rear dining area, stylish fitted breakfast kitchen, matching utility room and a ground floor cloakroom. The first floor provides a spacious landing leading off to 4 generous bedrooms with one benefiting from a modern en-suite shower room and a main family bathroom. Occupying a fully enclosed private landscaped garden being principally lawned with a flagged patio seating area. The front of the property provides a tarmac laid driveway leading to the integral single garage. Finished with uPvc double glazing and a modern gas fired central heating system. EPC Rating: C, Council Tax Band: D. Viewing of this fine home comes with the agents highest of recommendations. View via our Barton office.



## ROOM DESCRIPTIONS

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### FRONT ENTRANCE HALLWAY

Enjoys a front composite double glazed entrance door with inset patterned glazing, oak style laminate flooring, single flight staircase leads to the first floor accommodation with adjoining grabrail and open spell balustrading with matching newel post, wall to ceiling coving and internal door allows access through to;

### FRONT LIVING ROOM

3.44m x 4.76m (11' 3" x 15' 7"). With a front bay uPVC double glazed window, wall to ceiling coving, continuation of oak style laminate flooring, TV input, feature open recess fireplace with bricked tiled effect hearth with matching backing and decorative surround and mantel, an electric log effect fire, a wall mounted electronic thermostatic control and an opening which leads through to;

### REAR DINING AREA

2.87m x 2.66m (9' 5" x 8' 9"). With rear sliding uPVC double glazed doors allowing access to the patio, wall to ceiling coving and continuation of oak style laminate flooring.

### STYLISH FITTED BREAKFASTING KITCHEN

2.84m x 3.83m (9' 4" x 12' 7"). With a rear uPVC double glazed window, a range of shaker style low level units, drawer units and wall units with black rounded pull handles and a laminate working top surface incorporating a one and a half porcelain sink bowl unit with block mixer tap and drainer to the side with tiled splash backs, a range of integral appliances which consists of a hot point electric oven with matching grill, a four ring Hoover gas hob with overhead black canopied extractor fan with downlighting, LED strip lighting to the high level units, attractive vinyl flooring, plumbing for a dishwasher, integrated fridge and dishwasher, separate breakfast bar island, wall mounted alarm keypad, inset ceiling spotlights, an under the stairs storage cupboard which has inset ceiling spotlight and continuation of flooring.

### UTILITY ROOM

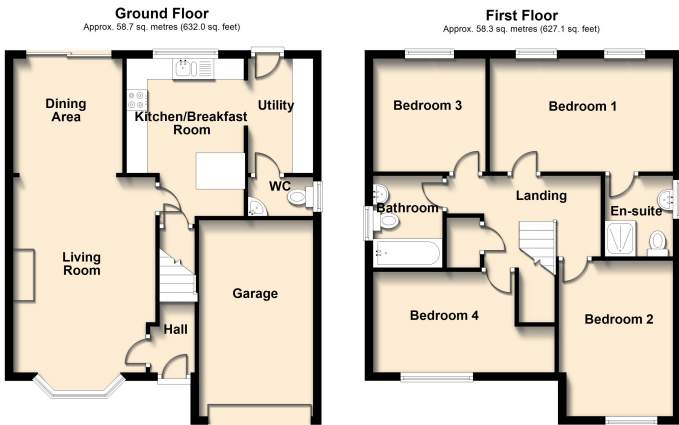
1.59m x 2.78m (5' 3" x 9' 1"). With a rear composite entrance door, a wall mounted Atag modern gas combi boiler, matching working top to the kitchen with low level and high level units, with plumbing for an automatic washing machine, space for a tumble dryer and an internal door which leads through to;

### CLOAKROOM

0.95m x 1.59m (3' 1" x 5' 3"). Has a side uPVC double glazed window with frosted glazing, a two piece comprising of low flush WC and a

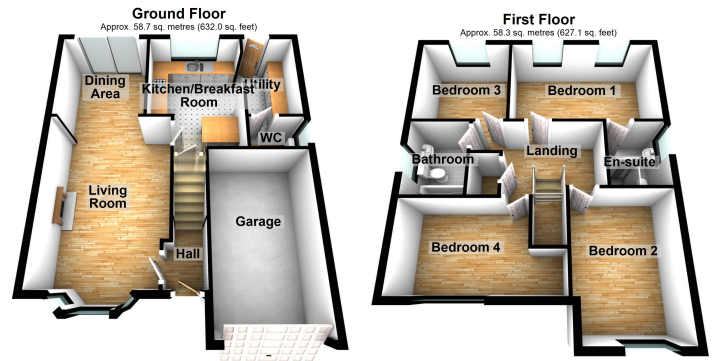


# FLOORPLAN & EPC



Total area: approx. 117.0 sq. metres (1259.1 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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

Barton  
 11, King Street, Barton-upon-Humber, DN18 5ER  
 01652 635000  
 barton@paul-fox.com