



1a Regency Court, Barton-upon-Humber, Lincolnshire. DN18 5AT

- AN EXECUTIVE DETACHED BUNGALOW
- LARGE 0.3 ACRE MATURE GARDENS
- HIGHLY SOUGHT AFTER AREA
- DECEPTIVELY SPACIOUS
- 2 LARGE DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- DRIVEWAY & ATTACHED SINGLE GARAGE
- VIEW VIA OUR BARTON OFFICE



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN ** GENEROUS PLOT ** DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION **** A rarely available executive detached bungalow, situated on a spacious plot within a highly sought after residential area. The deceptively spacious and flexible accommodation briefly comprises, front porch leading into a spacious reception inner hallway, fine main living room, two large double bedrooms with master en-suite shower room, main family bathroom, attractive fitted breakfast kitchen with matching utility room, cloakroom, separate dining room leading to a garden room. Occupying a private mature plot of approximately 0.3 acre being principally lawned with adjoining borders and a front driveway allowing direct access to an integral single garage. Finished with double glazing, modern gas fired central heating system and solar panels. Viewing comes with the agents highest of recommendations. View via our Barton office.
EPC Rating: B, Council Tax Band: E.



ROOM DESCRIPTIONS

SIDE ENTRANCE PORCH

Enjoys a wood grain uPVC double glazed entrance door with adjoining sidelight with decorative glazing, oak style vinyl flooring, wall mounted alarm keypad, wall to ceiling coving and twin internal glazed doors allowing access through to;

SPACIOUS INNER HALLWAY

4.1m x 4.6m (13' 5" x 15' 1"). With wall to ceiling coving, built-in airing cupboard with inset shelving and internal twin glazed doors allows access through to;

FINE MAIN LOUNGE

5.11m x 6.1m (16' 9" x 20' 0"). Enjoying a dual aspect with front and side uPVC double glazed windows, wall to ceiling coving, TV input, feature gas coal effect fireplace with a projecting marbled hearth with matching backing, surround and mantel.

BREAKFAST KITCHEN

3.7m x 5.04m (12' 2" x 16' 6"). With a rear uPVC double glazed window, a range of oak shaker style low level units, drawer units and wall units with glazed fronts with brushed aluminum style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with block mixer tap and drainer to the side, integrated electric Neff oven with matching grill and four ring gas hob with overhead chrome canopied extractor fan with stainless steel splash back, inset ceiling spotlights, wall to ceiling coving, vinyl flooring and an internal door which allows access to;

UTILITY ROOM

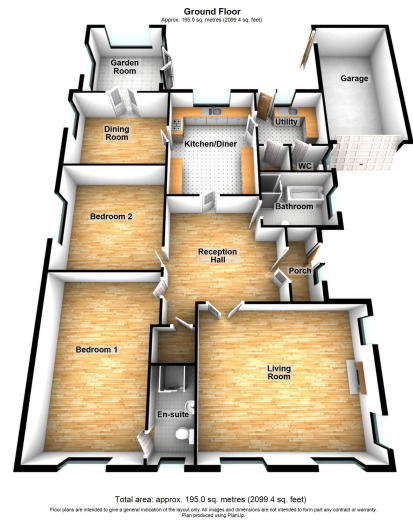
2.64m x 2.88m (8' 8" x 9' 5"). With a Rear UPVC double glazed entrance door with adjoining window, matching units to the kitchen with a working top surface incorporating a stainless steel sink unit with block mixer tap and drainer to the side, plumbing for an automatic washing machine, space for a tall fridge freezer, vinyl flooring, extractor fan, a wall mounted alarmed keypad and internal doors which allow access off to a spacious storage cupboard and a cloakroom.


CLOAKROOM

Has a side uPVC double glazed window, a two piece suite comprising a low flush WC and pedestal wash hand basin, wall to ceiling coving, extractor fan and vinyl flooring.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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